

# **CITY COUNCIL**

## **Meeting Agenda**

**REGULAR MEETING  
COUNCIL CHAMBERS**

**MON, NOVEMBER 10, 2008  
7:00P.M.**

### **OPENING MATTERS**

**CALL TO ORDER**

**INVOCATION:** Rev. Dr. Delishia Boykin Wilson, Bethel AME Church

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

### **PROCLAMATIONS AND PRESENTATIONS**

#### **Council Commendations**

- in honor of Veteran's Day, accepted by the Combined Veterans' Council

### **PUBLIC COMMENT – AGENDA MATTERS:**

*Citizens have the opportunity to address the Council, by registering with the City Clerk before the start of the meeting. All remarks must be directed to Council as a body and not to any individual Council member or public or elected official in attendance. Any person making personally offensive or impertinent remarks or any person becoming unruly while addressing Council may be called to order by the Presiding Officer and may be barred from speaking before Council, unless permission to continue speaking is granted by the majority vote of Council.*

*All comments by the public shall be made from the speaker's podium. Citizens attending the meeting may not cross into the area beyond the podium. Any materials to be distributed to Council must be given to the City Clerk before the meeting is called to order.*

*Those commenting on agenda business shall speak at the beginning of the meeting and shall limit their remarks to 5 minutes. Those commenting on general matters shall speak after the legislative business is concluded and shall limit their remarks to 3 minutes. No comments shall be made from any other location except the podium, and anyone making "out of order" comments may be subject to removal. There will be no demonstration at the conclusion of anyone's remarks. Citizens may not ask questions of Council members or other elected or public officials in attendance.*

## **APPROVAL OF AGENDA & MINUTES**

**AGENDA:** Council Meeting of November 10, 2008

**MINUTES:** Council Meeting of October 13 and October 27, 2008

### **Consent Agenda Legislation**

**Resolution** – sewage module for Alvernia South Campus Development (**Public Works**)

**Resolution** – sewage module for Muner Yacoub, development in the 600 block of Linden St (**Public Works**)

## **ADMINISTRATIVE REPORTS**

### **REPORT FROM OFFICE OF THE AUDITOR**

### **REPORTS FROM DIRECTORS & BOARDS AUTHORITIES AND COMMISSIONS**

## **ORDINANCES FOR FINAL PASSAGE**

**Bill No 71-2008** – Amending the City of Reading Codified Ordinances Chapter 15 Parking Meters, Section 15-517 (2) Notice of Violation; Penalty; Waiver by increasing the fine to \$15 and \$30 after 10 days but within 20 days of the violation (**Parking Authority**) *Introduced at the October 27 regular meeting*

**Bill No 72-2008** – Amending the City of Reading Codified Ordinances Chapter 15 Parking Meters, Section 15-416 Notice of Violation; Waiver by increasing the fine for parking at handicapped areas to \$125 and \$200 after 10 days but within 20 days of the violation (**Parking Authority**) *Introduced at the October 27 regular meeting*

### **BUDGET ORDINANCES PENDING**

**Ordinance-** Establishing the General Fund Budget for the City of Reading including revenues and expenses for the fiscal year beginning January, 1 2009 and ending December 31, 2009. *Introduced at Special Mtg 10-1-08*

**Ordinance-** Establishing the Capital Improvement Program Budget for the City of Reading including revenues and Capital expenditures for the fiscal year beginning January 1, 2009 and ending December 31, 2009 *Introduced at Special Mtg 10-1-08*

**Ordinance-** Establishing the Full-Time Employee positions & salaries for the City of Reading for the fiscal year 2009. ***Introduced at Special Mtg 10-1-08***

**Ordinance-** Levying the real estate taxes for the fiscal year beginning the first day of January 2009 and ending the thirty-first day of December 2009 ***Introduced at Special Mtg 10-1-08***

**Ordinance-** Increasing the Earned Income Tax to 1.4 mills ***Introduced at Special Mtg 10-1-08***

**Pending**  
**Advertisement and Public Hearing Required by MPC**  
**Notice of Pending Ordinance Doctrine**

**Ordinance** – amending the City of Reading Zoning Ordinance by prohibiting all rental uses – single family and multi family – in the R-1, R-1A and R-2 zoning districts. ***(Marmarou-Council Staff) Introduced at the October 13 regular meeting of Council, Advertised October 15, Public Hearing scheduled on November 19***

**Ordinance** - An Ordinance Amending The City Of Reading Zoning Ordinance Per Exhibit “A,” To Amend The Definitions Of Life Care Retirement Facility And Nursing Home, To Add Definition Of Personal Care Home, To Provide The Use Of Life Care Retirement Facility And Nursing Home As A Special Exception And Requirements Therefore In The City Of Reading R-2 (Residential), R-3 (Residential) And C-R (Commercial Residential) Zoning Districts And To Correct And Add To The Requirements Of Residential Care Facility As A Conditional Use ***(Law Dept) Introduced at the October 13 regular meeting of Council; public hearing scheduled on November 19***

**Pending – Further Review Required**

**Bill No. 26-2008** - amending the Codified Ordinances of the City of Reading, Chapter 1 – Section 1-186, 3, G, by adding a new (3) requiring Council approval for all expenditures, transfers and/or allocations from and/or to any and all Agency Funds and any and all line-items located in the Departmental: Non Departmental area of the General Fund ***(Council Pres. Spencer- Council Staff) Introduced at the February 25 regular meeting; Tabled at the March 10 regular meeting; referred to the Finance Committee for review; Discussed at 4-7 Finance Committee; Tabled at the 4/14/08 Regular Meeting***

**Bill No 59-2008** – amending the Sidewalk Vendor Ordinance by changing the location and increasing the number of mobile food vendors **(Council Staff)** *Introduced at the September 8 regular meeting of Council; tabled at the September 22 regular meeting of Council; referred to Ad Hoc Committee*

**Bill No. 63-2008** - Amending The City Of Reading Codified Ordinances, Chapter 6 Conduct By Creating A New Section 402 Of Part A Entitled “Failure To Report Lost Or Stolen Firearms”, Which Will Require Prompt Notification To Authorities Of Lost Or Stolen Firearms And Impose Penalties **(Mayor)** *Introduced at the September 22 regular meeting; Tabled at the October 13 meeting; referred to the Public Safety Committee*

## **INTRODUCTION OF NEW ORDINANCES**

**Ordinance** – incurring debt under the Debt Act as lease rental debt to be evidenced by a guaranty agreement of the City securing the guaranteed parking revenue note – series of 2008 to be issued by Reading Parking Authority to finance a portion of the Convention Center Hotel Parking Garage **(Parking Authority)**

## **RESOLUTIONS**

**Resolution 110-2008** – directing the Administration to withhold from draining Bernhart’s Lake as requested by the PaDEP due to the unremediated contamination of this property **(Council Staff)** *Tabled at the October 27<sup>th</sup> meeting*

**Resolution** - authorizing submission of the FFY 2009 CDBG action plan and the FFY 2009 to FFY 2013 five year Consolidated Plan to the United States Department of Housing and Urban Development **(Community Development)**

## **PUBLIC COMMENT – GENERAL MATTERS**

## **COUNCIL BUSINESS / COMMENTS**

## **COUNCIL MEETING SCHEDULE**

### **Monday, November 10**

*Budget Meeting – Council Office – 4 pm*

*Committee of the Whole – Council Office – 5 pm*

*Regular Meeting – Council Chambers – 7 pm*

**Tuesday, November 11**

*\*\*City Hall Closed*

**Monday, November 17**

*Budget Meeting – Council Office – 4 pm*

*Public Works Committee – Council Office – 5 pm*

*Administrative Oversight Committee – Council Office – 5 pm*

*Work Session – Penn Room – 7 pm*

**Wednesday, November 19**

*Zoning Public Hearing – Council Chambers – 5 pm*

- *Amendment to include definition of Personal Care facility*
- *Amendment to prohibit all rental uses in R1, R-1A and R-2 zoning districts*

**Thursday, November 20**

*Zoning Amendment Committee – Council Chambers – 4 pm*

**Monday, November 24**

*Budget Meeting – Council Office – 4 pm*

*Committee of the Whole – Council Office – 5 pm*

*Regular Meeting – Council Chambers – 7 pm*

**Tuesday, November 25**

*HARB Appeal Hearing (storage shed in City Park) – Council Chambers 5 p.m.*

**BAC AND COMMUNITY GROUP MEETING SCHEDULE**

**Monday, November 10**

Fire Civil Service Board – Penn Room – 4 pm

6<sup>th</sup> & Amity Neighborhood & Playground Assn – 6<sup>th</sup> & Amity Fieldhouse – 6:30 pm

Charter Board – Penn Room – 7 pm

**Tuesday, November 11**

Airport Authority – Airport Authority Office – 8 am

Water Authority Workshop – Penn Room – 4 pm

15-1 – 928 Pearl St – 6:30 pm

Planning Commission – Penn Room – 7 pm

Bethany Area Neighborhood Organization – Bethany Baptist Church – 7 pm

District 11 Crime Watch – Orthodox Presbyterian Church – 7 pm

**Wednesday, November 12**

Zoning Hearing Board – 5:30 pm

Center City Community Organization – Holy Cross Church – 6 pm

Greenwich Seed – Hope Lutheran Church – 6:30 pm

**Thursday, November 13**

Police Pension Board – Penn Room – 10 am

Southeast Community Council – Amanda Stout Elementary School – 7 pm

**Monday, November 17**

Library Board – 113 S 4<sup>th</sup> St – 4 pm

Redevelopment Authority – Redevelopment Office – 5:30 pm

**Tuesday, November 18**

Park and Recreation Advisory Council – Pendora Park Fieldhouse – 5:30 pm

Blighted Property Review Committee – Council Office – 6 pm

Council of Neighborhoods – Goggleworks – 7:30 pm

HARB – Planning Conference Room – 7:30 pm

**Wednesday, November 19**

Officers and Employees Pension Board – Penn Room – 1:30 pm

Community Hope of the 6<sup>th</sup> Ward – Lauer's Park Elementary School – 6:30 pm

UNO – Mennonite Church – 7 pm

Centre Park Historic District – Member's Home – 7:30 pm

**Thursday, November 20**

Convention Center Authority – Sovereign Center CEI Lounge – 7 am

Dare 2 Care – Bethel AME Church – 5:30 pm

Southeast People's Voice – St. John's UCC – 6 pm

Mulberry & Green Citizen's Committee – St. Luke's Lutheran Church – 6:30 pm

**Friday, November 21**

Fire Pension Board – Penn Room – 10 am

**Monday, November 24**

DID Authority – Reading Eagle 3<sup>rd</sup> Floor Conference Room – noon

BARTA – BARTA Office – 3 pm

Northwest Neighborhood Assn – Wesley United Methodist Church – 6:30 pm

Charter Board – Penn Room – 7 pm

Penn's Commons Neighborhood Group – Penn's Commons Meeting Room – 7 pm

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## City of Reading City Council

### Regular Meeting Monday, October 13, 2008

A regular meeting of City Council was held on the above date for the transaction of general business.

Council President Spencer called the meeting to order.

The invocation was given by Pastor Randy Mendez, of the Iglesia Evangelical Vida Nueva Church.

All present pledged allegiance to the flag.

#### ATTENDANCE

Council President Spencer  
Councilor S. Fuhs, District 1  
Councilor M. Goodman-Hinnershitz, District 2  
Councilor D. Sterner, District 3  
Councilor S. Marmarou, District 4  
Councilor M. Baez, District 5  
Councilor J. Waltman, District 6

Managing Director R. Hottenstein  
City Solicitor C. Younger  
City Auditor D. Cituk  
Public Works Director C. Jones  
City Clerk L. Kelleher  
Sgt. at Arms Capt. R. Shafer

#### PROCLAMATIONS AND PRESENTATIONS

Mayor McMahon arrived at the meeting at this time.

City Council issued a commendation recognizing Columbus Day and Italian Heritage. The commendation will be mailed to Knights of Columbus.

**PUBLIC COMMENT**

Council President Spencer announced that five citizens were registered to address Council on agenda matters and two citizens were registered to address Council on non-agenda matters. He inquired if Council wished to suspend a portion of the rules allowing all citizens to address Council now. As no one objected the portion of the rules requiring comment on non-agenda matters at the end of the meeting was suspended. Council President Spencer reminded those registered of the remaining public speaking rules.

Ron Lyons – President of AFSCME 2763, stated his opposition to the proposed reorganization that will move Codes under the Police Department. He expressed the belief that as the Codes Administrator does not have the proper certifications, he should not overseeing the certified inspectors.

Justus James – representing AFSCME 2763, expressed his agreement with the comment made by Mr. Lyons.

Mark Schrum – representing the Codes Office and AFSCME 2763, stated that although the Ordinance to create the position of Chief Clerk in the Codes Office has not yet passed the person who filled this position has already been hired from the outside. He expressed his belief that the position could best be filled internally. He noted the multi phased tasks performed by codes clerical staff. He expressed his belief that it is unfair to ask lower paid employees to train management.

Angel Figueroa – of Queens Court, suggested that Council provide further review of the sidewalk vendor ordinance. He noted the willingness of Jania Heminez to assist with review and amendment of the Ordinance. He added that the use of an Ad Hoc committee can help to refine the ordinance.



Gerardo Sandoval – of Locust Street, spoke in behalf of his father who has been a sidewalk vendor for many years. He stated that his father operated successfully until the change in sidewalk vendor requirements. He asked that Council work together with current sidewalk vendors to create changes that will benefit both the vendors and the City.

Ted Chase – of Eckertt Ave, was not present.

Phillip Valenti – of Upper Darby, asked Council to support the Federal bill to assist with the repair of the financial crisis without the use of bailout funds.

Maryanne Ciarlone – of North 5<sup>th</sup> Street, described her difficulties with the Codes Department and the manner in which staff handles inspections. She reminded Council that she had invited Council members to attend inspection scheduled for Friday October 10<sup>th</sup>. She expressed the belief that codes inspections violate her constitutional rights. She stated that after she was served with an Administrative Search Warrant she refused to allow Codes personnel to access the interior of 511 Oley Street as the interior inspection is a violation of her constitutional rights. She stated that after refusing to participate in the inspection, codes personnel broke down the front door and entered the property illegally.

Ms. Ciarlone requested additional time to address Council. Council President Spencer inquired if Council objected to providing Ms. Ciarlone with additional speaking time. As no one objected Ms. Ciarlone was permitted to address Council for three additional minutes.

Ms. Ciarlone stated that a friend video taped the inspection and a portion has been uploaded on YouTube.com. She stated that neighbors witnessed codes personnel using a sledge hammer to gain access to the interior of 511 Oley Street. She then described the process used by codes personnel to break in the three apartment units. She expressed the belief that the process is wrong and is now in the hands of her attorney.

## THE AGENDA AND THE MINUTES

Council President Spencer called Council's attention to the agenda for this meeting and the minutes from the September 22nd Regular Meeting of Council. He noted that the Agenda will include two additional Resolutions; one appointing and acting Community Development Director and one prohibiting forced entry codes inspections. He stated that the approval of the Agenda will also approve the legislation listed under the consent agenda heading.

**Councilor Fuhs moved, seconded by Councilor Marmarou, to approve the minutes from the September 22<sup>nd</sup> Regular Meetings of Council and the agenda as amended including the legislation under the Consent Agenda Heading. The motion was approved unanimously.**

### Consent Agenda Legislation

**Resolution 103-2008** – that the Mayor is authorized to file an application for RACP funds in the amount of \$5,000,000.00 for the Albright College Science Center. The Mayor is further authorized to execute any and all necessary documents as required by the Commonwealth of Pennsylvania (**Man Dir**)

**Resolution 104-2008** – authorizing the scheduling of a Public Hearing on Wednesday, November 19, 2008, the Advertisement of, and forwarding for comment the proposed amendment to the Zoning Ordinance which will add a Definition Of Personal Care Home, Provide The Use Of Life Care Retirement Facility And Nursing Home As A Special Exception And Requirements therefore in the City of Reading R-2 (Residential), R-3 (Residential) And C-R (Commercial Residential) Zoning Districts and to correct And Add The Requirements of Residential Care Facility as a Conditional Use (**Council Staff**)

**Resolution 105-2008** – authorizing the scheduling of a Public Hearing on Wednesday, November 19, 2008, the Advertisement of, and forwarding for comment the proposed amendment to the Zoning Ordinance which will prohibit rental housing – single family and multi-family – in the R-1, R-1A and R-2 (low density residential) zoning districts (**Council Staff**)

## **ADMINISTRATIVE REPORT**

Mayor McMahon read the report distributed to Council at the meeting covering the following:

- Community Meetings on Crime Prevention
- Penn Street Bridge update
- City and Council Staff participation in feed a friend Kids Café at PAL/Olivets at Walnut Street.
- Chief Heim's training in Environmental Design that can assist developers and property owners to make improvements to protect property.

Council President Spencer inquired why the Codes Chief Clerk was hired before the position was created by Ordinance. Mr. Hottenstein stated that this employee was hired as a temporary worker and will be offered the Supervisor Position if the Ordinance is passed.

Councilor Fuhs inquired what salary accompanies this position. Mr. Hottenstein stated that the salary will be set at a rate similar to that earned by other Chief Clerk positions. He stated that currently this employee is paid at the rate set for other temporary employees and the salary adjustment will be made after the Ordinance is approved.

Ms. Baez inquired if the person hired to fill this role is a City resident. Mr. Hottenstein stated he does not know where this employee resides. He then explained the application and interview process for those who applied internally and externally. He stated that the Committee consisting of representation from Codes, Human Resources, and Legal interviewed and selected this employee.

## **AUDITORS REPORT**

City Auditor Dave Cituk read the report distributed to Council covering the following

- Municipal Sewage Rate Calculations for 2009–2010
- Real Estate Transfer Tax Collections between 2004–2008

- Comments on the proposed budget and the Mayor's proposed 22.9% property tax increase.

Councilor Goodman-Hinnershitz inquired if the real estate transfer tax paid on 2101-2225 Hampden Blvd. is located within the City's boundaries. Mr. Cituk stated that this amount reflects transfer tax paid on the portion of the property that is located within the City.

### **REPORTS FROM DIRECTORS BOARDS, AUTHORITY'S, AND COMMISSIONS**

Dean Miller, Executive Director of Reading Area Water Authority called Council's attention to the handout distributed to Council summarizing his presentation and highlighting RAWA activities. Mr. Miller stated that the Water Authority was created in 1994 and is a five member board who meets two times per month. He stated that RAWA has a \$20 million dollar budget and contributes \$6 million to the City annually. He stated that 59 City employees make up RAWA's work force. He stated that RAWA serves 12 municipalities, 5 through interconnection agreements.

Mr. Miller stated that Ontelaunee Dam was purchased by the City in 1928. He stated that the lake has a 3.8 billion gallon capacity. He noted RAWA's work to maintain this physical structure and protect this water asset.

Mr. Miller stated that Ontelaunee Lake has a 35MGD (million gallon per day) capacity. Currently 14MGD is drawn from the lake to support those served by the City's water system. Mr. Miller described the many capital improvement projects undertaken by RAWA. He stated that RAWA has completed \$14 million in capital improvements since 2001.

Mr. Miller stated that at one time the City operated two treatment plants, one at East Reading and one at Ontelaunee. He stated that the average cost of a Route 61 water main break is \$250,000. Mr. Miller stated that RAWA has worked to expand the water system North on Route 61, South on Route 10, East on Route 724, etc.

Councilor Goodman–Hinnershitz stated that the City’s water system is a valuable asset and thanked Mr. Miller for his excellent presentation.

She inquired about the water main rehabilitation slated for the Cotton Street area and inquired if notification to residences is included in the plan for this project. Mr. Miller replied that ample notification time to affected residences is provided in this rehabilitation plan.

Councilor Goodman–Hinnershitz noted the need for water meter replacements in Reading Schools. Mr. Miller stated that RAWA has pressed the meeting with the Reading School District Officials to discuss this installation.

#### ORDINANCES FOR FINAL PASSAGE

**Bill No. 63-2008** - Amending The City Of Reading Codified Ordinances, Chapter 6 Conduct By Creating A New Section 402 Of Part A Entitled “Failure To Report Lost Or Stolen Firearms”, Which Will Require Prompt Notification To Authorities Of Lost Or Stolen Firearms And Impose Penalties **(Mayor) Introduced at the September 22 regular meeting**

Councilor Goodman–Hinnershitz moved, seconded by Councilor Baez, to table Bill 63–2008.

Bill 63–2008 was tables by the following vote:

Yeas – Baez, Goodman–Hinnershitz, Marmarou, Sterner, Waltman,  
Spencer, President – 6  
Nays – Fuhs–1

Council President referred this Bill to the Public Safety Committee scheduled to meet Monday November 3<sup>rd</sup> 2008.

**Bill No. 64-2008 Ordinance** – Amending the 2008 City Of Reading Full–Time Position Ordinance by Eliminating and Creating Positions as Outlined Herein **(Man Dir) Introduced at the September 22 regular meeting**

**Councilor Waltman moved, seconded by Councilor Goodman–Hinnershitz, to enact Bill 64–2008.**

Mr. Hottenstein stated that this Bill represents the Administration's on reorganization to improve the efficiency of staff. He stated that creation of these supervisors will enable staff to do more with less.

Council President Spencer inquired about the salaries these four supervisors will receive. Mr. Hottenstein stated that they will be paid at the level of other similar positions. He noted that these positions will be Union positions.

Councilor Waltman inquired if these new positions respond to code essential duties. He noted his disagreement with some models applied to Codes in the past. He stated that many codes employees are not producing the necessary results.

Mr. Hottenstein stated that these positions are working foreman and working supervisors.

Councilor Fuhs questioned how many employees the supervisors and foreman will oversee. Mr. Hottenstein stated that currently the Codes Administrator oversees 22 employees. Under the new model a Chief Clerk will supervise 4 clerical positions and 3 working foreman will supervise 5 to 7 property maintenance and health inspectors. He stated that the foreman will be promoted from within. He noted his belief in the skill sets offered by the Clerical Supervisor.

Council President Spencer inquired if Human Resources is involved in the selections of these employees. Mr. Hottenstein stated that Human Resources was involved in the selection of these four employees.

Council President Spencer inquired if Mr. Hottenstein would support the addition of these employees if Human Resources were not involved.

Mr. Hottenstein stated that he will still support these employees due to his belief in their skill sets.

Mr. Waltman noted that in the private sector the screening process employed does not always include Human Resources involvement.

Council President Spencer suggested that Council meet with the candidate for the Chief Clerk position before approving this portion of the Ordinance.

Councilor Fuhs noted his concern with hiring someone in anticipation of Council's enactment of the Ordinance.

Councilor Marmarou stated that the addition of these positions was reviewed by the Public Safety Committee. After discussion the Public Safety Committee believed that the addition of these positions will improve codes operation as it will provide proper oversight if a seamless implementation is provided.

Council President Spencer inquired about the background of the Clerical Supervisor. Mr. Hottenstein stated that this employee has experience as an Office Manager.

Councilor Baez noted her personal experience working from the bottom up before becoming a clerical manager. She noted the benefit in learning the operations of a department from the bottom up. Mr. Hottenstein stated that this employee will learn from the clerical staff.

**Bill 64–2008 was enacted by the following vote:**

**Yeas –Goodman–Hinnershitz, Marmarou, Sterner, Waltman, – 4**

**Nays –Baez, Fuhs, Spencer–President– 3**

**Bill No. 65-2008 Ordinance** - Amending Bill No 55–2008, Bill No. 54–2008, and Bill No. 43–2008 amending Chapter 11 – Housing – Rental – of the City of Reading Codified Ordinances by changing the section numbering to match that used in the Codified Ordinance Book (Law Dept) *Introduced at the September 22 regular meeting*

Councilor Goodman–Hinnershitz moved, seconded by Councilor Sterner, to enact Bill 65–2008.

Council President Spencer stated this is a housekeeping matter to correct some numbering errors made on the past three bills enacted.

Bill 65–2008 was enacted by the following vote:

Yeas – Baez, Fuhs, Goodman–Hinnershitz, Marmarou, Sterner, Waltman,  
Spencer, President – 7

Nays – 0

**Bill No. 66-2008 Ordinance** - to amend the City of Reading Zoning Ordinance by amending the definition of Life Care Retirement Facility and Nursing Home, to provide for the use of Life Care Retirement Facility and Nursing Home as a Special Exception and requirements therefore in the City of Reading R-2 (Residential), R-3 (Residential) and C-R (Commercial Residential) zoning districts and correcting the requirements of Residential Care Facility as a Conditional Use (Law Department) *Introduced at the August 20 special meeting; public hearing held October 8<sup>th</sup>*

Councilor Goodman–Hinnershitz moved, seconded by Councilor Sterner, to enact Bill 66–2008.

City Solicitor Younger stated that this Bill provides additional definitions that will clarify the zoning ordinance and add as a special exception in R-2, R-3, and CR zoning districts and add residential care facilities as a conditional use.

Councilor Waltman and Councilor Goodman–Hinnershitz suggested additional definition for personal care home. Solicitor Younger stated that this Ordinance is ahead of the curve when compared to that used by other Pennsylvania cities.

Councilor Waltman noted the need for clarification on intermediate care and 24 hour care.



Ms. Kelleher stated that further clarification will be provided through the Ordinance introduced this evening.

**Bill 66–2008 was enacted by the following vote:**

Yeas – Baez, Fuhs, Goodman–Hinnershitz, Marmarou, Sterner, Waltman,  
Spencer, President – 7  
Nays – 0

**Bill No 58-2008** – Requiring the POW MIA flag be flown at all City owned public buildings (Fuhs) *Introduced at the September 8 regular meeting of Council; tabled at the September 22 regular meeting of Council*

Councilor Goodman–Hinnershitz moved, seconded by Councilor Sterner, to enact Bill 58–2008.

Councilor Fuhs explained that this bill was tabled on September 22<sup>nd</sup> to allow the Administration to assess the location and cost associated with the flying of POW MIA flags at all City owned public buildings. This information has been gathered and the Administration is ready to move forward.

**Bill 58–2008 was enacted by the following vote:**

Yeas – Baez, Fuhs, Goodman–Hinnershitz, Marmarou, Sterner, Waltman,  
Spencer, President – 7  
Nays – 0

#### INTRODUCTION OF NEW ORDINANCES

Council President Spencer read the following ordinances into the record.

**Ordinance** – Authorizing The Mayor To Execute A “Certification And Consent Of Landlord” Thereby Evidencing The City Of Reading’s Consent To The Assignment Of The Revised And Restated Lease Agreement For Reading

Municipal Memorial Stadium Dated October 25, 1999, As Amended On August 28, 2000, And January 26, 2004, From E & J Baseball Club, Inc., Trading As The Reading Phillies Baseball Club, A Pennsylvania Corporation, To Reading Baseball LP, A Pennsylvania Limited Partnership **(Law)**

**Ordinance** – setting the Salary of the Community Development Director at \$85,000 **(Managing Director)**

**Ordinance** – amending the 2008 Bond Swap for the 2006 General Obligation Bonds **(Man Dir)**

**Ordinance** – amending the City of Reading Zoning Ordinance by prohibiting all rental uses – single family and multi family – in the R-1, R-1A and R-2 zoning districts. **(Marmarou–Council Staff)**

**Ordinance** – An Ordinance Amending The City Of Reading Zoning Ordinance Per Exhibit “A,” To Amend The Definitions Of Life Care Retirement Facility And Nursing Home, To Add Definition Of Personal Care Home, To Provide The Use Of Life Care Retirement Facility And Nursing Home As A Special Exception And Requirements Therefore In The City Of Reading R-2 (Residential), R-3 (Residential) And C-R (Commercial Residential) Zoning Districts And To Correct And Add To The Requirements Of Residential Care Facility As A Conditional Use **(Law Dept)**

### RESOLUTIONS

**Resolution 106–2008** – Denying the appeal of the Certificate of Appropriateness, as attached in the findings of fact, for 521 Douglass Street, owned by Bette Birmingham **(Council Staff)**

Councilor Waltman moved, seconded by Councilor Marmarou, to adopt Resolution 106–2008 which denies the appeal of the certificate of appropriateness for 521 Douglass Street.

**Resolution 106–2008 was enacted by the following vote:**

**Yeas – Baez, , Marmarou, Sterner, Waltman, Spencer, President – 5**

**Nays – Fuhs, Goodman–Hinnershitz–2**

**Resolution 107–2008** – Directing the Administration to prohibit forced entry inspections until a standard operating procedure is prepared.

**Councilor Goodman–Hinnershitz moved, seconded by Councilor Baez, to adopt Resolution 107–2008.**

**Councilor Goodman–Hinnershitz moved, seconded by Councilor Baez, to amend Resolution 107–2008 to state that the standard operating procedure must be developed and or reviewed and approved.**

Councilor Fuhs expressed the belief that this entire process need further review and needs to be applied sensitively as it deals with forced entry of private property.

Councilor Waltman agreed with the need to apply a sensitive approach before forcibly entering private residences. Councilor Goodman–Hinnershitz suggested referring standard operating procedure to the Housing Enforcement Committee.

**Resolution 107–2008 was adopted as amended by the following vote:**

**Yeas – Baez, Fuhs, Goodman–Hinnershitz, Marmarou, Sterner, Waltman, Spencer, President – 7**

**Nays --0**

**Resolution 108–2008** – appointing Marty Mayes as the Acting Community Development Director.

**Councilor Sterner moved, seconded by Councilor Goodman–Hinnershitz, to adopt Resolution 108–2008.**

Mr. Hottenstein stated that the adoption of this Resolution will allow the Administration to bring Mr. Mayes on board before the effective date provided in the legislation slated for adoption and enactment at the October 27<sup>th</sup> Regular Meeting of Council.

Councilor Marmarou requested that the Administration provide a copy of the benefits and moving expenses associated with this position to Council in writing.

Councilor Waltman stated that he does not support the hiring of this individual.

**Resolution 108–2008 was adopted by the following vote:**

**Yeas – Baez, Fuhs, Goodman–Hinnershitz, Marmarou, Sterner, – 5**  
**Nays --Waltman, Spencer–President–2**

**COUNCIL MEETING SCHEDULE**

Council President Spencer reviewed Council's meeting schedule for the next two weeks.

Councilor Marmarou moved, seconded by Councilor Baez, to adjourn the Regular Meeting of Council.

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Linda Kelleher  
City Clerk

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## City of Reading City Council

### Regular Meeting Monday, October 27, 2008

A regular meeting of City Council was held on the above date for the transaction of general business.

Vaughn D. Spencer, President of Council, called the meeting to order.

The invocation was given by Pastor Steve Elmarzouky, Islamic Center of Reading

All present pledged to the flag.

#### **ATTENDANCE**

Council President Spencer  
Councilor Fuhs, District 1  
Councilor Goodman-Hinnershitz, District 2  
Councilor Sterner, District 3  
Councilor Marmarou, District 4  
Councilor Baez, District 5  
Councilor Waltman, District 6  
Mayor McMahon  
City Auditor D. Cituk  
City Solicitor C. Younger  
City Clerk L. Kelleher  
Sgt at Arms Capt R. Shafer  
Managing Director Hottenstein  
Michael Vind, Financial S&Lutions

#### **PROCLAMATIONS AND PRESENTATIONS**

A Mayoral proclamation was issued in honor of Learning Disabilities Awareness Day, accepted by Dr. Mary Schreiner, Professor of Education at Alvernia, and Alvernia students majoring in Special Education

#### **PUBLIC COMMENT**

Council President Spencer announced that 5 citizens were registered to address Council on non-agenda matters. He inquired if Council objected to suspending the rule

requiring comment on non-agenda matters at the end of the meeting. No one objected, therefore, the rule requiring non-agenda comment at the end of the meeting was suspended. Council President Spencer reminded those registered to speak about the remaining speaking rules.

John Krick, of Franklin Street, was not present.

Don Ziegler, of North 4th Street, was not present.

Bernardo Caibajal, representing Mid Penn Legal Services, stated that Mid Penn Legal can assist the City with legal issues associated with housing enforcement, codes and education. He stated that staff at the firm can assist those displaced through enforcement of the housing permit ordinance. He also described the available programs for those experiencing foreclosure. Their firm, located at 5th and Washington Streets, charges on an income based scale and offers a wide range of legal services such as civil and domestic.

Benita Mejia, from the Hispanic Center, was not present.

Marc Huchinson, of Birch Street, described the college student party at 1217 Amity Street that was broken up by the Reading Police on October 18th. He stated that when the Police arrived students and guests began fleeing from the rear of the property to escape. He stated that 3 citations and a DCR were issued. He suggested that Council amend the DCR and Housing Permit Ordinances to more stringent levels.

### **APPROVAL OF AGENDA**

Council President Spencer asked Council to consider the agenda for this meeting including the legislation listed under the consent agenda heading. He noted the need to amend the agenda to include two ordinances amending parking fines and a resolution regarding Bernhart's Dam.

**Councilor Sterner moved, seconded by Councilor Goodman-Hinnershitz, to approve the agenda as amended and the legislation listed under the Consent Agenda heading. The motion was approved unanimously.**

### **CONSENT AGENDA**

**Resolution 109-2008 - Awarding the Contract for the Auditing of the Finances of the City of Reading for the Fiscal Year 2008 (Auditor)**

## **ADMINISTRATIVE REPORT**

Managing Director Hottenstein highlighted the report distributed to Council at the meeting covering the following:

- EMS revenue update
- 2009 Holiday Parade
- Office of Neighborhood Development housing assessment in Northeast Reading (Amity to Walnut-Nicolls to North 14th)
- Crime Prevention meeting scheduled for October 30th

Councilor Fuhs inquired if the Fire and Police Diversity Boards were invited to the Crime Prevention meeting. Mr. Hottenstein replied affirmatively.

Councilor Goodman-Hinnershitz inquired about the Anti-Gang Press Conference scheduled for Thursday. Mayor McMahon stated that the Crime and Gang Prevention grant Press Conference is scheduled for 10:30 a.m. on Thursday the 30<sup>th</sup>.

## **AUDITOR'S REPORT**

City Auditor Dave Cituk read the report distributed to Council at the meeting covering the following topics:

- 2008 Admissions Tax revenue collection
- Re-bid of the External Auditor contract
- Public Utility Realty Tax revenue collection

## **ORDINANCES FOR FINAL PASSAGE**

**Bill No. 67-2008** - authorizing the execution of a "Certification and Consent of Landlord" thereby evidencing the City's consent to the assignment of the revised and restated lease agreement for Reading Municipal Memorial Stadium dated October 25, 1999, as amended on August 28, 2000, and January 26, 2004, from E & J Baseball Club, Inc., trading as the Reading Phillies Baseball Club, a Pennsylvania Corporation, to Reading Baseball LP, a Pennsylvania Limited Partnership **(Law)** *Introduced at the October 13 regular meeting of Council*

**Councilor Waltman moved, seconded by Councilor Marmarou, to enact Bill 67-2008.**

City Solicitor Younger explained that this is a simple house-keeping matter regarding the reorganization of the ownership of the Reading Phillies.

**Bill 67-2008 was enacted by the following vote:**

**Yea: Baez, Fuhs, Goodman-Hinnershitz, Marmarou, Sterner, Waltman, Spencer President – 7.**

**Nay: None – 0.**

**Bill No 68-2008** - amending the Ordinance previously enacted On November 30, 2006, by authorizing the incurrence of non-electoral debt through the issuance of a series of General Obligation Bonds of the City in the aggregate principal amount of \$50,000,000, pursuant to the Local Government Unit Debt Act to provide funds for certain projects of the City Recited therein; providing that said Ordinance be amended to permit the City to issue the bonds as Fixed Rate Bonds and authorizing and approving the terms and conditions of such Fixed Rate Bonds; authorizing and directing specified officers of the City to enter into an investment agreement or agreements with respect to the proceeds of the General Obligation Bonds; authorizing the termination of an Interest Rate Management Agreement previously executed with respect to the bonds; authorizing and directing specific officers of this city to do, take and perform certain necessary and/or appropriate acts and things relating to such amended ordinance; providing when this ordinance shall become effective; providing for severability of provisions; and repealing all ordinances or parts of ordinances insofar as the same shall be inconsistent herewith. *Introduced at the October 13th regular meeting*

**Councilor Goodman-Hinnershitz moved, seconded by Councilor Waltman, to enact Bill 68-2008.**

Michael Vind from Financial Solutions explained that this transaction will seek to move the variable rate 2006 SWAP to a fixed rate, depending on market conditions. Council President Spencer stated that Council reviewed and discussed this proposed transaction at the October Finance Committee meeting.

**Bill 68-2008 was enacted by the following vote:**

**Yea: Baez, Fuhs, Goodman-Hinnershitz, Marmarou, Sterner, Waltman, Spencer President – 7.**

**Nay: None – 0.**

**Bill No 69-2008** - amending 1-271 of the City of Reading Personnel Code (Salary Administration) by amending the Salary Range for the Community Development Director (**Managing Director**) *Introduced at the September 8 regular meeting of Council*



**Councilor Fuhs moved, seconded by Councilor Baez, to enact Bill 69-2008.**

Mr. Hottenstein expressed his support for the proposed salary package due to the level of experience this candidate brings to the position.

**Bill 69-2008 was enacted by the following vote:**

**Yea: Baez, Fuhs, Goodman-Hinnershitz, Marmarou, Sterner – 5.**

**Nay: None – Waltman, Spencer President - 2.**

**Bill No 70-2008 - setting the salary of the Community Development Director at \$85,000 (Managing Director) *Introduced at the October 13 regular meeting of Council***

**Councilor Fuhs moved, seconded by Councilor Baez, to enact Bill 69-2008.**

**Bill 70-2008 was enacted by the following vote:**

**Yea: Baez, Fuhs, Goodman-Hinnershitz, Marmarou, Sterner – 5.**

**Nay: None – Waltman, Spencer President - 2.**

## **INTRODUCTION OF NEW ORDINANCES**

Council President Spencer read the following Ordinances into the record:

**Ordinance** - increasing the parking meter fines from \$12 and 25, after 10 days to \$15 and \$30, after 10 days. (Council Staff and Parking Authority)

**Ordinance** - increasing the fine for parking in a handicapped parking space without the required tags from \$75 and \$125, after 10 days to \$125 and \$200, after 10 days. (Council Staff and Parking Authority)

## **RESOLUTIONS**

**Resolution 110-2008** – directing the Administration to withhold from draining Bernhart's Lake, as requested by the PaDEP due to the public health and safety issues surrounding the unremediated lead contamination at the property. (Council Staff)

**Councilor Marmarou moved to adopt Resolution 110-2008. Councilor Marmarou withdrew his motion to adopt the resolution.**

**Councilor Goodman-Hinnershitz moved, seconded by Councilor Waltman to table Resolution 110-2008.**

**Resolution 110-2007 was tabled by the following vote:**

**Yea: Baez, Fuhs, Goodman-Hinnershitz, Marmarou, Sterner, Waltman, Spencer President – 7.**

**Nay: None - 0.**

**Resolution 111-2008 - Confirming the Appointment of Marty Mayes as Community Development Director for the City Of Reading (Managing Director)**

**Councilor Fuhs moved, seconded by Councilor Baez to adopt Resolution 111-2008.**

**Resolution 111-2008 was adopted by the following vote:**

**Yea: Baez, Fuhs, Goodman-Hinnershitz, Marmarou, Sterner, Waltman, Spencer President – 7.**

**Nay: None - 0.**

**Resolution 112-2008** – extending the application deadline for mobile food vendors from November 15 to December 1 and extending the Vendor License Board's review and approval of mobile food vendors to January 30 (**Council Staff**)

**Councilor Baez moved, seconded by Councilor Fuhs to adopt Resolution 112-2008.**

Councilor Waltman explained that the extension of the application period will allow Council and the Administration to meet with some of the vendors to review the terms of the program.

**Resolution 112-2008 was adopted by the following vote:**

**Yea: Baez, Fuhs, Goodman-Hinnershitz, Marmarou, Waltman, Spencer  
President – 6.**

**Nay: Sterner - 1.**

**Resolution 113-2008 – appointing Michael Zielinski to the Downtown Improvement District Authority (Admin Oversight)**

**The Administrative Oversight Committee moved to adopt Resolution 113-2008.**

Councilor Baez noted the vast experience and high energy level of Mr. Zielinski. She thanked him for stepping forward to provide volunteer for the DID Board.

### **COUNCIL COMMENT**

Councilor Marmarou expressed gratitude for the service offered by Mid Penn Legal Services and their willingness to assist with codes and enforcement issues. He suggested that the Administration contact Mid Penn and work with them to assist those displaced through the enforcement of the housing permit ordinance. He also noted that this firm can also assist those displaced by the DCR program.

Councilor Waltman described the role of Council to protect the interest of City taxpayers in the disposition of the airport property, some parcels donated by the War Assets Administration around 1950 and some parcels purchased by the City using tax dollars. He stressed the need for Council to perform due diligence on this and other transactions.

Councilor Waltman also questioned the recent push for the 9th Street Corridor and the PRD to support the Riverview project.

Councilor Waltman also noted the comments made by various community leaders on the City's financial issues. He stated that over 10 years ago PEL predicted a much grimmer picture than that realized. He noted the work of Council to make the necessary financial adjustments over the past 10 plus years to address the City's financial situation. He stated that many 3rd Class Cities are in much bleaker condition. He stated that although the City's finances are not perfect, they are certainly not in a "train-wreck" type condition. He suggested that community leaders choose more appropriate comments.

Councilor Goodman-Hinnershitz described her positive experience working with Mid Penn Legal in the past. She thanked them for stepping up to assist the City and City tenants displaced through the enforcement of the housing permit ordinance.

Councilor Goodman-Hinnershitz stated that the 9th Street Corridor and PRD need Council review and consideration.

Councilor Goodman-Hinnershitz thanked those involved with the Southeast People's Voice who planned the Halloween event at Amanda's Garden. She noted the efforts involved in planning a safe Halloween celebration. She also thanked those associated with the Ghost Story event at the Pagoda on October 24th.

Councilor Goodman-Hinnershitz announced that St Matthew's community group meeting this week. She also thanks the Reading Police Department for assisting with the criminal issues in District 2.

Council President Spencer described the 2 important State referendum issues associated with wastewater and water system improvement projects. He also noted the City referendum question that will break the relationship between the salaries of the Mayor and City Auditor.

Council President Spencer reminded all to be responsible and to curtail littering. He commended the Reading Police Department for their enforcement of the daytime curfew ordinance at Reading High School and for helping the School District with dismissal at the high school.

Council President reviewed Council's meeting schedule for the next two weeks.

**Councilor Goodman-Hinnershitz moved, seconded by Councilor Marmarou, to adjourn the regular meeting of Council.**

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Linda Kelleher  
City Clerk



## AGENDA MEMO

THOMAS M. MCMAHON, MAYOR  
RYAN P. HOTTENSTEIN, MANAGING DIRECTOR

<b>TO:</b>	City Council
<b>FROM:</b>	Thomas M. McMahon, Mayor
<b>PREPARED BY:</b>	Deborah A.S. Hoag, P.E.
<b>MEETING DATE:</b>	November 10, 2008
<b>AGENDA MEMO DATE:</b>	November 7, 2008
<b>REQUESTED ACTION:</b>	Act on Resolution for Sewage Plan Revision for Alvernia South Campus Development

### RECOMMENDATION

The Administration recommends that Council approve this resolution for a sewage plan module as the proposed connection does comply with the allocations and other aspects of the provision of Chapter 94 of State Statutes.

### BACKGROUND

The Pennsylvania code requires municipalities to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes. The code also provides for the revision of the plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management.

Alvernia proposes to develop the South Campus including four residence halls and athletic facilities on their existing 49 acre campus. Based on the proposed use and DEP standard flows for that use, an additional 32,800 gallons per day or 82 equivalent dwelling units are the anticipated wastewater demand.

The Administration has determined that the land development described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management. Upon review and approval by the City, the planning module will be sent to the Pennsylvania Department of Environmental Protection for final review.

#### **BUDGETARY IMPACT**

The planning module fee of \$500 will be deposited in the sewer revenue account.

#### **PREVIOUS ACTION**

None

#### **SUBSEQUENT ACTION**

None

#### **RECOMMENDED BY**

Utilities Division Manager, Public Works Director, Managing Director, and Mayor

#### **MOTION**

Approve/Deny the resolution on the City Sewage Facilities plan revision for Alvernia South Campus Development.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION FOR SEWAGE MODULE REVIEW FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE COUNCIL OF THE CITY OF READING, BERKS COUNTY,  
PENNSYLVANIA (hereinafter "the municipality").

WHEREAS, Section 5 of the Act of January 24, 1966, P.L.1535, known as the "Pennsylvania Sewage Facilities Act", as amended and the Rules and Regulations of the Pennsylvania Department of Environmental Resources adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania code, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS, Alvernia has proposed the South Campus Development including four residence halls and athletic facilities on their approximately 49 acre campus. This project is described in the attached Sewage Facilities Planning Module. It is proposed that this land development be served by sewer tap-ins.

WHEREAS, the City of Reading finds that the land development described in the attached Sewage Facilities Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Reading hereby adopts and submits to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

PASSED  
\_\_\_\_\_ 2008

COUNCIL

\_\_\_\_\_  
COUNCIL PRESIDENT

ATTEST:

\_\_\_\_\_  
CITY CLERK



# AGENDA MEMO

THOMAS M. MCMAHON, MAYOR  
RYAN P. HOTTENSTEIN, MANAGING DIRECTOR

**TO:** City Council  
**FROM:** Thomas M. McMahon, Mayor  
**PREPARED BY:** Deborah A.S. Hoag, P.E.  
**MEETING DATE:** November 10, 2008  
**AGENDA MEMO DATE:** November 7, 2008  
**REQUESTED ACTION:** Act on Resolution for Sewage Plan Revision for Munzer Yacoub's Development

## RECOMMENDATION

The Administration recommends that Council approve this resolution for a sewage plan module as the proposed connection does comply with the allocations and other aspects of the provision of Chapter 94 of State Statutes.

## BACKGROUND

The Pennsylvania code requires municipalities to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes. The code also provides for the revision of the plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management.

Munzer Yacoub has proposed subdivision and land development on the western side of the 600 block of Linden Street. The development consists of three single family townhomes. The anticipated water and sewer demand is approximately 1,200 gallons per day, or three equivalent dwelling units, based upon this planned use.

The Administration has determined that the land development described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management. Upon review and approval by the City, the planning module will be sent to the Pennsylvania Department of Environmental Protection for final review.



**BUDGETARY IMPACT**

The planning module fee of \$500 will be deposited in the sewer revenue account.

**PREVIOUS ACTION**

None

**SUBSEQUENT ACTION**

None

**RECOMMENDED BY**

Utilities Division Manager, Public Works Director, Managing Director, and Mayor.

**MOTION**

Approve/Deny the resolution on the City Sewage Facilities plan revision for construction of Munzer Yacoub's development.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION FOR SEWAGE MODULE REVIEW FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE COUNCIL OF THE CITY OF READING, BERKS COUNTY,  
PENNSYLVANIA (hereinafter "the municipality").

WHEREAS, Section 5 of the Act of January 24, 1966, P.L.1535, known as the "Pennsylvania Sewage Facilities Act", as amended and the Rules and Regulations of the Pennsylvania Department of Environmental Resources adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania code, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS, Munzer Yacoub intends to construct three single family townhome residences on the 600 block of Linden Street. This project is described in the attached Sewage Facilities Planning Module. It is proposed that this land development be served by sewer tap-ins.

WHEREAS, the City of Reading finds that the land development described in the attached Sewage Facilities Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Reading hereby adopts and submits to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

PASSED

COUNCIL

\_\_\_\_\_  
2008

\_\_\_\_\_  
COUNCIL PRESIDENT

ATTEST:

\_\_\_\_\_  
CITY CLERK

# Reading Parking Authority Memo

**To:** Reading City Council

**From:** Lawrence Lee

Executive Director, Reading Parking Authority

**Date:** Thursday October 23, 2008

**Re:** Fine Increase for Expired Meter and Handicapped Accessible Space.

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## **Background**

The Parking Authority issues tickets for being parked at an expired meter (15-509) and for parking in a Handicapped Accessible Space without the State required placard or license plate (15-411). The current fine amount for parking at an expired meter is \$12.00 within the first ten days and \$25.00 after ten days. The current fine amount for parking in a handicapped space without the State required placard or license plate is \$75.00 within the first ten days and \$125.00 if after ten days.

## **Previous Action Required / Completed**

A parking study was conducted for the City of Reading. According to the findings of Walker Parking Consultants the current fines for expired meter and handicapped accessible spaces is not sufficient. Fines for both violations are less than the fines assessed in neighboring cities of comparable size. The fine amount for meters is not sufficient to serve as a deterrent to parking overtime and is not effective in encouraging long term parkers to utilize long term parking in nearby garages and lots.

## **Review and Recommendation**

The results of the parking study were submitted to the Reading Parking Authority Board and discussed. The consensus of the board members present was unanimous in support of requesting that City Council raise the fine amounts of both violations effective 1 Jan 09. The fine increase suggested for expired meter violations is to raise the current \$12/25 to \$15/30 respective to the ten day payment period. For handicapped space violations the fine increase suggested is to raise the current \$75/125 to \$125/200 respective to the ten day payment period. It should be noted that both increases are less than the suggested increase by Walker.

## **Recommended Motion**

Approve a resolution to amend the fine amount on Ordinance 15-509 for expired meter from \$12/25 to \$15/30. Approve a resolution to amend the fine amount on Ordinance 15-411 for parking in a handicapped space without proper plate or placard from \$75/125 to \$125/200.

BILL NO. \_\_\_\_\_-2008  
AN ORDINANCE

**AMENDING THE CITY OF READING CODIFIED ORDINANCES  
CHAPTER 15 PARKING METERS, SECTION §15-517 (2) NOTICE OF  
VIOLATION; PENALTY; WAIVER BY INCREASING THE FINE TO \$15  
AND \$30 AFTER 10 DAYS BUT WITHIN 20 DAYS OF THE  
VIOLATION.**

**SECTION 1.** Amending the City of Reading Codified Ordinances Chapter 15, Section 15-517 Notice of Violation; Penalty; Waiver by increasing the fine to \$15 and \$30 after 10 days but within 20 days of the violation.

**SECTION 2.** All other parts of the Ordinance remain unchanged.

**SECTION 3.** This Ordinance shall be effective ten (10) days after passage.

Enacted \_\_\_\_\_, 2008

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
City Clerk

*(Council Office & Parking Authority)*

Submitted to Mayor: \_\_\_\_\_

Date: \_\_\_\_\_

Received by the Mayor's Office: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by Mayor: \_\_\_\_\_

Date: \_\_\_\_\_

Vetoed by Mayor: \_\_\_\_\_

Date: \_\_\_\_\_

**BILL NO. \_\_\_\_\_-2008**  
**A N O R D I N A N C E**

**AMENDING THE CITY OF READING CODIFIED ORDINANCES  
CHAPTER 15 PARKING METERS, SECTION §15-416. NOTICE OF  
VIOLATION; WAIVER BY INCREASING THE FINE FOR PARKING AT  
HANDICAPPED AREAS TO \$125 AND \$200 AFTER THE 10 DAYS BUT  
WITHIN 20 DAYS OF THE VIOLATION.**

**SECTION 1.** Amending the City of Reading Codified Ordinances Chapter 15, Section 15-416 Notice Of Violation; Waiver by increasing the fine for Section 15-410 Parking Prohibited At Handicapped Area from \$75 to \$125 and \$200 after 10 days but within 20 days of the violation.

**SECTION 2.** All other parts of the Ordinance remain unchanged.

**SECTION 3.** This Ordinance shall be effective ten (10) days after passage.

Enacted \_\_\_\_\_, 2008

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
City Clerk

*(Council Office & Parking Authority)*

Submitted to Mayor: \_\_\_\_\_

Date: \_\_\_\_\_

Received by the Mayor's Office: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by Mayor: \_\_\_\_\_

Date: \_\_\_\_\_

Vetoed by Mayor: \_\_\_\_\_

Date: \_\_\_\_\_

**B I L L   N O. \_\_\_\_\_ 2008**  
**A N   O R D I N A N C E**

**AN ORDINANCE AMENDING THE CITY OF READING CODE OF ORDINANCES  
CHAPTER 27 ZONING BY PROHIBITING ALL RENTAL USES IN AREAS ZONED  
FOR LOW DENSITY RESIDENTIAL PURPOSES - R-1, R-1A and R-2.**

**WHEREAS**, as the City's Zoning Ordinance and Map allows residential rental uses – multi family and single family – in Penn Square, CN, CR, CC, R-PO, and R3, and

**WHEREAS**, over 50% of all residential properties in the City of Reading are rental properties the City's residential neighborhoods are plagued with quality of life problems such as inadequate parking, noise, overcrowding, heavy traffic, etc., and

**WHEREAS**, as the Fair Share Doctrine allows municipalities to exclude certain uses from specific areas if that use is provided in a reasonable geographic area, residential rental, single family and multi-unit, uses are hereby prohibited from areas zoned R-1, R-1A and R-2 to protect the quality of life in these low density residential zones

**NOW THEREFORE, THE CITY OF READING CITY COUNCIL HEREBY ORDAINS  
AS FOLLOWS:**

**SECTION 1.** Amending the City of Reading Codified Ordinances - Chapter 27 Zoning by prohibiting all rental uses in R-1, R-1A and R-2 low density residential zoning districts.

**SECTION 2.** Requiring all existing rental properties in R-1, R-1A and R-2 zoning districts to register their property's pre-existing, non-conforming status within 30 days of the enactment of this ordinance. Registering the property by this date will allow the property to continue its use. If the pre-existing, non-conforming use is not registered by the stated date, the use will be considered abandoned and the property must be converted to a use permitted in the zone within 6 months.

**SECTION 3.** This ordinance shall be effective ten (10) days after its adoption and approval by the Mayor, or re-passage by City Council over the Mayor's veto, in accordance with Section 219 of the City of Reading Home Rule Charter, or as set forth in Section 221 of the City of Reading Home Rule Charter.

Enacted \_\_\_\_\_, 2008

BILL NO. \_\_\_\_\_-2008

AN ORDINANCE

AN ORDINANCE AMENDING THE CITY OF READING ZONING ORDINANCE PER EXHIBIT "A," TO AMEND THE DEFINITIONS OF LIFE CARE RETIREMENT FACILITY AND NURSING HOME, TO ADD DEFINITION OF PERSONAL CARE HOME, TO PROVIDE THE USE OF LIFE CARE RETIREMENT FACILITY AND NURSING HOME AS A SPECIAL EXCEPTION AND REQUIREMENTS THEREFOR IN THE CITY OF READING R-2 (RESIDENTIAL), R-3 (RESIDENTIAL) AND C-R (COMMERCIAL RESIDENTIAL) ZONING DISTRICTS AND TO CORRECT AND ADD TO THE REQUIREMENTS OF RESIDENTIAL CARE FACILITY AS A CONDITIONAL USE

THE COUNCIL OF THE CITY OF READING HEREBY ORDAINS AS FOLLOWS:

SECTION 1. The Zoning Ordinance of the City of Reading is amended per attached Exhibit "A," to amend the definition of Life Care Retirement Facility and Nursing Home, to add definition of Personal Care Home, to provide for the use of Life Care Retirement Facility and Nursing Home as a Special Exception and requirements therefor in the City of Reading R-2 (Residential), R-3 (Residential) and C-R (Commercial Residential) zoning districts and to correct and add to the requirements of Residential Care Facility as a Conditional Use

SECTION 2. All other provisions of the City of Reading Zoning Ordinance, Section 27-101 et seq. of the City of Reading Codified Ordinances shall remain unchanged and in full force and effect.

SECTION 3. Effectiveness of Ordinance. This Ordinance will become effective in accordance with Charter Section 219.

Enacted \_\_\_\_\_, 2008

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
City Clerk  
(LAW)

# EXHIBIT A



**The City of Reading Zoning Ordinance, Section 27-101 et seq. of the City of Reading Codified Ordinances is hereby amended and added to as follows:**

**PART 22**

**DEFINITIONS/SPECIFIC WORDS AND PHRASES DEFINED**

**§27-2202. General Definitions** is hereby amended to amend or add the following words, terms and definitions:

**PERSONAL CARE HOME - see LIFE CARE RETIREMENT FACILITY AND NURSING HOME**

**LIFE CARE RETIREMENT FACILITY** - a planned residential community, building or part thereof for persons of retirement age, which shall include residential dwelling units, with communal dining, recreation areas, open space, parking and related facilities. Includes "retirement homes," "assisted or independent living facilities," "personal care home" and similar uses. Excludes "residential care facilities."

**NURSING HOME** - a building or part thereof used for the lodging, boarding and nursing care, on a 24-hour basis, of four or more persons. The term "Nursing Home" shall include nursing and convalescent homes, skilled nursing facilities, intermediate care facilities, infirmaries contained within homes for the aged and personal care home. Excludes "residential care facilities."

## PART 8

### DISTRICTS

§27-803 R-2 is hereby amended to add Life Care Retirement Facility and Nursing Home as special exception uses as follows:

SPECIAL EXCEPTION USES:

All uses listed below shall be pursuant to §27-1202 of this Chapter

Minimum Lot Size	Maximum Building Coverage	Maximum Lot Coverage	Maximum Height	Minimum Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Combined Side Yard Setback	Required Site Plan Review
2500	75%	85%	35	40	15	20	8	16	Yes

Remove Group Care Facility as a Special Exception. Add as a Conditional Use per following:

## CONDITIONAL USES

All uses listed below shall be pursuant to §27-1203

[illegible]

## PART 8

### DISTRICTS

§27-804 R-3 is hereby amended to add Life Care Retirement Facility and Nursing Home as special exception uses as follows:

SPECIAL EXCEPTION USES:

All uses listed below shall be pursuant to §27-1202 of this Chapter

[illegible]

Remove Residential Care Facilities as a Special Exception. Add as a Conditional Use per following:

## CONDITIONAL USES

All uses listed below shall be pursuant to §27-1203

[illegible]

## PART 8

### DISTRICTS

§27-808 C-R is hereby amended to add Life Care Retirement Facility and Nursing Home as special exception uses as follows:

SPECIAL EXCEPTION USES:

All uses listed below shall be pursuant to §27-1202 of this Chapter

Minimum Lot Size	Maximum Building Coverage	Maximum Lot Coverage	Maximum Height	Minimum Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Combined Side Yard Setback	Required Site Plan Review
2500	75%	85%	35	40	15	20	8	16	Yes

Remove Group Care Facility as a Special Exception. Add as a Conditional Use per following:

## CONDITIONAL USES

All uses listed below shall be pursuant to §27-1203

[illegible]

## **PART 12**

### **PROVISIONS FOR SPECIAL EXCEPTION AND CONDITIONAL USES**

§27-1202. Conditions for Special Exception Uses is hereby amended to add Life Care Retirement Facility and Nursing Home as special exception uses in the R-2, R-3 and C-R City of Reading Zoning Districts:

27-1202(19) Life Care Retirement Facility and Nursing Home as defined herein shall be permitted as special exceptions in the City of Reading Zoning Districts R-2, R-3 and C-R, provided that the following standards are met, all requirements therefor under this Ordinance, along with any other stipulations set forth by the Zoning Hearing Board:

A. A site plan and architectural plans, drawn to scale. These plans must show the location and dimensions of off-street parking, private entrances, walkways, the dimensions and square footage of each room and storage space and shall indicate the intended use of each room.

B. The Life Care Retirement Facility and Nursing Home must meet the standards of the City of Reading building, plumbing, mechanical, electrical and fire codes as required for the type of use. The owner must verify to the City of Reading on an annual basis that the building meets all of the plumbing, electrical, heating, building, fire, and similar standards set by the City and by the Commonwealth of Pennsylvania.

C. Every bedroom shall be at least 70 square feet of floor area and there shall be no more than two occupants per bedroom.

E. No basement or cellar shall be used as a habitable bedroom except by special approval and variance.

F. No Life Care Retirement Facility and Nursing Home shall be located within 500 linear feet of any other lot on which is established a Life Care Retirement Facility and Nursing Home or Residential Care Facility, except by variance, measured by the shortest distance between the two lots where the proposed life care retirement facility and nursing home is located (including but not limited to each existing life care retirement facility and nursing home or residential care facility use located in any district which is of a different designation than the district in which the new life care retirement facility and nursing home use is proposed).

G. One off-street parking space shall be provided per employee computed on the basis of the estimated maximum number of employees at any one time, plus one space for every three patient / client beds.

*H. Acquire the necessary certificate, sanction and/or license by the Commonwealth of Pennsylvania.*

**§27-1203. Conditions for Conditional Uses** is hereby amended as follows:

**7. Residential Care Facility.** Residential care facilities, which shall include group care facilities and group care institutions, may be permitted in the R-3 zoning district as a ~~special exception~~ conditional use, provided that the following standards are met along with any other requirements deemed necessary by ~~the Zoning Hearing Board~~ City Council. Group care facilities shall be permitted in the R-2 and C-R zoning districts by ~~special exception~~ conditional use.

A. The following standards shall be for all residential care facilities:

- (1) A site plan and architectural plans, drawn to scale, shall be submitted. These plans shall show the location and dimensions of off-street parking, private entrances, walkways, landscaping, the dimensions and square footage of each room and storage space and shall indicate the intended use of each room.
- (2) No residential care facility shall be located within 800 feet of another group care facility, group institution, school, day care home, or day care center.
- (3) One off-street parking space shall be provided per employee computed on the basis of the estimated maximum number of employees at any one time, plus one space for each four patient/client beds.
- (4) The premises at which the residential care facility is located shall be owned or leased by the social service agency sponsoring the group care facility.
- (5) The sponsoring social service agency shall document to the Zoning Administrator that all building, fire, plumbing, heating, electrical and similar systems meet the standards set by the City and by the Commonwealth of Pennsylvania.

**(6) Acquire the necessary certificate, sanction and/or license by the Commonwealth of Pennsylvania.**

B. The following standards are for all group care facilities:

- (1) Group care facilities, by design and intent, shall provide for the temporary needs of transient residents.
- (2) No group care facility shall have more than 10 residents at any given time, not including live in supervisors.
- (3) The only physical changes to the dwelling shall be those required by law. When the use is abandoned, any subsequent use shall conform to permitted uses in that zoning district.
- (4) No more than two live-in supervisors shall reside in the group care facility.

(5) Although live-in supervision is not required, the sponsoring social service agency shall document to the Board that the agency shall provide the residents of the group care facility with the physical safety and the emotional support they require. Because residents of a group care facility are likely to be suffering from personal crises, some form of immediate contact with a counselor should be available at all hours. Likewise, immediate contact with sponsoring social service agency should be available to members of the public who may be in need of the services of the group care facility.

~~(6)~~ C. The following standards are for all group care institutions.

~~(7)~~ 1.) The group institution, by design and intent, shall provide for the long term needs of its residents and shall not accommodate the needs of transient individuals.

~~(8)~~ 2.) A licensed physician, psychologist, counselor or social worker in the employ of or under contract to the social service agency shall be responsible for the assignment of residents to the group institution.

~~(9)~~ 3.) At least one supervisor shall be on call during all hours during which any resident of the group institution is on the premises.

~~(10)~~ 4.) The dwelling unit shall not be altered in any manner that would change the original dwelling unit character of the group institution.

## **PART 16**

### **OFF-STREET PARKING AND LOADING**

**§27-1603. Off-Street Parking Standards** is hereby amended to add the following:

EE: Life Care Retirement Facility and Nursing Home – One off-street parking space shall be provided per employee computed on the basis of the estimated maximum number of employees at any one time, plus one space for every three patient / client beds.

**FF. Residential Care Facility - One off-street parking space shall be provided per employee computed on the basis of the estimated maximum number of employees at any one time, plus one space for every four patient / client beds.**

BILL NO. \_\_\_\_\_-2008  
A N O R D I N A N C E

**AMENDING THE CITY OF READING CODIFIED ORDINANCES SECTION 10-1705 CHANGING THE LOCATION AND NUMBER OF MOBILE FOOD VENDORS**

**SECTION 1.** Amending the City of Reading Codified Ordinances Section 10-1705 1 as follows:

**§10-1705. License Required**

1. It shall be unlawful for any person to engage in the business of a sidewalk vendor within the City of Reading without first obtaining a license pursuant to this Section. Such sidewalk vending activities are only permitted within the Commercial Core Zoning District and between the southern border of Franklin Street, the northern border of Washington Street, the western border of ~~8th Street~~ **Front Street** and the eastern border of 11th Street.

**SECTION 2.** Amending the City of Reading Codified Ordinances Section 10-1705 2 (A) as follows:

2. The restrictions of this Section shall not apply to itinerant food operations associated with the organized festival, carnival, fair, parade, picnic or other affair that may be approved or sponsored by the City or its associated bureaus or agencies, in such areas which may be designated and approved for itinerant food operations on a temporary basis.

**A. Location, Type and Number.** A sidewalk vendor license shall only be issued for and restricted to vendor sales from an approved stand at specific and fixed locations within the Commercial Core Zoning District. All sidewalk vending shall be conducted within the public right-of-way, as defined herein. Vending on private property shall follow provisions set forth in the City of Reading Zoning Ordinance [Chapter 27] for the zoning district in which the vendor is located. ~~Ten~~ **Fifteen** sidewalk vending licenses shall be issued for food-related sales annually per District as determined by the Vending License Board. Ten sidewalk vending licenses for self-serve vending machines *will be issued annually*. The Vending License Board shall determine the exact location of each vendor or vending machine in each district. The City may increase or decrease the number



and locations of the sidewalk vendors at any time with proper notification to the vendors. The City may, if necessary, temporarily relocate any or all vendor(s) by giving the vendor(s) 48- hour notice.

**SECTION 3.** All other parts of the Ordinance remain unchanged.

**SECTION 4.** This Ordinance shall be effective ten (10) days after passage.

Enacted \_\_\_\_\_, 2008

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
City Clerk

*(Council Office)*

Submitted to Mayor: \_\_\_\_\_

Date: \_\_\_\_\_

Received by the Mayor's Office: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by Mayor: \_\_\_\_\_

Date: \_\_\_\_\_

Vetoed by Mayor: \_\_\_\_\_

Date: \_\_\_\_\_

## **PART 17 SIDEWALK VENDORS**

### **§10-1701. Purpose**

The purpose of this Part is to provide for the regulation of sidewalk vendors in the City of Reading to promote an active and attractive pedestrian environment. The City of Reading has the responsibility to provide public safety for pedestrians and to protect public facilities.

Whereby, reasonable regulation of sidewalk vendors is necessary to protect the public health, safety, and welfare in the public right of way. It is the finding of City Council that the regulation of sidewalk vendors is necessary to promote the orderly and efficient use of sidewalks, to prevent undue interference with established businesses and to assure the performance of essential utility, traffic control and emergency services.

(Ord. 63-2007, 8/13/2007, §1)

### **§10-1702. Title**

This Part shall be known as the "Sidewalk Vendor Ordinance."

(Ord. 63-2007, 8/13/2007, §1)

### **§10-1703. Interpretation**

The provisions of this Part shall be construed to be the minimum requirements necessary to serve the general welfare and safety of the residents of the City of Reading. Where the provisions of any statute, other ordinance or regulation impose greater restrictions or higher standards than those enumerated in this Part, the provisions of such statute, ordinance or regulation shall govern.

(Ord. 63-2007, 8/13/2007, §1)

### **§10-1704. Definitions**

For the purpose of this Part, certain terms shall be defined as follows:

**COMMERCIAL CORE ZONING DISTRICT** - the downtown center for government services, offices, shopping, hotels, entertainment and cultural activity. Please see the City of Reading Zoning Map.

**KIOSK** - a freestanding structure upon which temporary information and/or posters, notices and announcements are posted; an open gazebo, pavilion or similar structure used as a newsstand, refreshment booth or the like.

**OFFICIAL MAP** - the topographical survey of the City of Reading, Pennsylvania on file in the Engineering Office.

**PASSABLE** - free of any impediment or obstruction, whatsoever, that would hinder the travel of the public.

**PUBLIC RIGHT-OF-WAY** - any place of any nature which is legally open to public use and used and/or intended for vehicular or pedestrian traffic, including public streets, alleys, sidewalks, and roadways, but excluding any public property of the City of Reading. The official topographic survey map of Reading, Pennsylvania, on file in the Engineering Office shall be the final authoritative document should the existence of any street, dedicated or not be disputed.

**PUBLIC OUTDOOR PAY TELEPHONE** - any outdoor publicly accessible pay telephone any portion of which, or its enclosure, is situated on, projects over, or hangs over a portion of the public right-of way; or is situated such that it can be used by a person standing on the public right-of way.

**PUBLIC PROPERTY** - all real and personal property, whether within or outside the corporate City limits, belonging to the City of Reading, excluding that which is used and/or intended for use by vehicular or pedestrian traffic and defined herein as a public right-of-way.

**SANDWICH BOARD** - any portable sign which is intended, by design, use or construction, to be used by resting upon the ground for support and may be easily moved or relocated for reuse.

**SIDEWALK** - that portion of a public right-of-way for which paving is required under this Part of the Codified Ordinances of the City of Reading and which is used primarily for pedestrian travel.

**SIDEWALK AREA** - that portion of the public right-of-way occurring between the curbline and the topographical building line.

**SIDEWALK VENDOR** - person or persons who exhibits, displays, or sells any food, beverage, goods, printed materials or merchandise from a stand, cart vending machine or trailer while on or about the sidewalk area.

**SIDEWALK VENDOR LICENSE** - the written authorization, issued by the City of Reading, to construct, install, erect, or place any obstruction within the public right-of-way. The license must be displayed prominently on each stand, cart, trailer and/or obstruction.

**STAND** - any structure, device or object erected, installed, or placed within any portion of the public right-of-way or chained, bolted or otherwise attached to a building or structure in such a manner that any portion of said structure, device or object projects over or into the public right-of-way used to exhibit, display or sell food or goods. Stands shall include, but are not limited to, kiosks, newsracks, newsstands, outdoor pay telephones, sandwich boards, stands, street furniture and vending machines. The terms "tables," "carts," "stands" and "trailers" shall be used interchangeably throughout this Part and should be construed to the same meaning.

**TRAILER** - vehicle designed to be towed by a motor vehicle.

**VENDING CART** - small, light vehicle moved by hand for the purpose of conducting food sales.

**VENDING LICENSE BOARD** - Board authorized to approve permits and the location of sidewalk vendors, pursuant to §10-1710.

**VENDING MACHINE** - any self-service device that provides for the sale or distribution of food, beverage or goods, newspapers, other printed materials either in bulk or in package, without the necessity of replenishing the device between each vending operation.  
(Ord. 63-2007, 8/13/2007, §1)

#### **§10-1705. License Required**

1. It shall be unlawful for any person to engage in the business of a sidewalk vendor within the City of Reading without first obtaining a license pursuant to this Section. Such sidewalk vending activities are only permitted within the Commercial Core Zoning

District and between the southern border of Franklin Street, the northern border of Washington Street, the western border of 8<sup>th</sup> Street **Front Street** and the eastern border of 11<sup>th</sup> Street.

2. The restrictions of this Section shall not apply to itinerant food operations associated with the organized festival, carnival, fair, parade, picnic or other affair that may be approved or sponsored by the City or its associated bureaus or agencies, in such areas which may be designated and approved for itinerant food operations on a temporary basis.

**A. Location, Type and Number.** A sidewalk vendor license shall only be issued for and restricted to vendor sales from an approved stand at specific and fixed locations within the Commercial Core Zoning District. All sidewalk vending shall be conducted within the public right-of-way, as defined herein. Vending on private property shall follow provisions set forth in the City of Reading Zoning Ordinance [Chapter 27] for the zoning district in which the vendor is located. ~~Ten~~ **Fifteen** sidewalk vending licenses shall be issued for food-related sales annually per District as determined by the Vending License Board. Ten sidewalk vending licenses for self-serve vending machines **will be issued annually**. The Vending License Board shall determine the exact location of each vendor or vending machine in each district. The City may increase or decrease the number and locations of the sidewalk vendors at any time with proper notification to the vendors. The City may, if necessary, temporarily relocate any or all vendor(s) by giving the vendor(s) 48- hour notice.

**B. More than Two Licenses Prohibited.** A person who holds or has an interest in two sidewalk vendor licenses as an owner, partner or shareholder shall not have any additional interest, either directly or indirectly, as an owner, partner or shareholder in any other sidewalk vendor license.

**C. License Nontransferable.** A sidewalk vendor license shall not be transferable to another holder except upon the permanent disability of the holder, and any prohibited transfer of the license shall work an automatic forfeiture thereof. If the license holder is not a natural person, the transfer of any ownership interest in the holder of the license shall be deemed a prohibited transfer.

(Ord. 63-2007, 8/13/2007, §1)

#### **§10-1706. Permitting for Sidewalk Vendors Outside the Permitted Area**

Applications for sidewalk cafes outside the Commercial Core Zoning District shall be submitted to the Codes Enforcement Office in accordance with the regulations contained herein. Such applications shall be forwarded to City Council for approval.

(Ord. 63-2007, 8/13/2007, §1)

#### **§10-1707. License Application**

**1. Notice of License Availability.** Applications for sidewalk vending licenses will be available between November 1 and November 15 in the City of Reading Codes Office.

Notice of such availability will be made through a newspaper of general circulation not more than 30 days nor less than 14 days prior to November 1.

**2. Application.** Any person interested in applying for a sidewalk vendor's license may, after public notice listed above, make application by filing such forms containing the required information with the City of Reading Codes Office with a nonrefundable application fee of \$50 no later than 4 p.m. on November 15. The application shall at a minimum set forth:

A. True name and address of the applicant. P.O. boxes will not be permitted.

- B. Names and addresses of any employees, other than the owner, who operate the stand.
- C. Photographs and specifications of the proposed sidewalk vendor cart(s), stand(s) or trailer(s) to be used in sufficient detail showing compliance with the design criteria, standards, and specifications in §10-1708 herein.
- D. Sufficient detail about the proposed sidewalk vendor and the products proposed for sale must be submitted with the application for evaluation and compliance with applicable City and State Health Codes, along with copies of the required City and State health permits.
- E. A copy of the applicant's business privilege license.
- F. A copy of the permit allowing for the use of on-unit heating, cooking, water, electrical or cooling devices. Utility connections to neighboring properties shall be prohibited.
- G. A complete listing of the items to be offered for sale or distribution. Applications will be initially reviewed by the Codes Office for completeness. Incomplete applications may be amended one time and resubmitted on or before November 15 as stated above.

**3. Review of Applications.** Not more than 45 days following application deadline, the Vending License Board shall complete the review of all applications filed and notify the applicants of the results thereof in writing. An application shall be denied and the applicant shall be ineligible for a sidewalk vendor license if:

- A. The application is incomplete in any material respect.
- B. The proposed vending cart does not comply with the cart design criteria, standards or specifications and/or applicable health requirements.
- C. The applicant does not have a business privilege license.
- D. The applicant, or any natural person having an interest in the entity making the application, has:
  - (1) An interest in more than two sidewalk vendor licenses.
  - (2) Within the past 5 years held or had an interest in a sidewalk vendor license that has been revoked.
  - (3) Within the past 10 years been convicted of selling, offering to sell or possession with intent to sell a controlled substance or convicted of a felony.
- E. If an application is denied, the applicant shall be notified in writing of the reason(s) therefore.

4. Each license shall be issued for one calendar year, February 1 to January 31, and shall be subject to review during the calendar year for adherence to the requirements of this Part. (Ord. 63-2007, 8/13/2007, §1)

## **§10-1708. Design Standards.**

### **1. Design and Appearance.**

**A. General Requirements.** All sidewalk vendor carts, trailers or stands shall be designed to be attractive, easily maintained in a sanitary condition, and mobile. There will be no fixed design as such; however, literature on designs, manufacturers, costs and similar details will be available in the City Codes Office. In addition, vending must comply with State and local health and sanitation requirements on such matters as refrigeration, cooking, utensils and appliances, materials and food storage. A health permit must be obtained by all vendors selling food before operation of sales begins.

### **B. Required Physical Features.**

- (1) The dimensions of the vending shall not exceed 4 feet x 8 feet. This is the largest in operation size and states the largest exterior dimensions permitted (including wheels,

handles and similar parts). Fold-out shelves for larger merchandise are permitted, provided there will be no interference with pedestrian movement.

(2) **Mobility.** Vending carts must have at least two wheels. They must permit easy movement and maneuverability in the event of emergency and required relocation.

(3) **License Display.** The vending license must be clearly displayed on the cart in such a manner and location as to be clearly visible to customers.

(4) **Trash Receptacles.** Each vending cart will have provisions for vendor and customer trash disposal. Vendors are responsible for proper disposal of this trash whenever the

container becomes full or, at a minimum, at the conclusion of the day's operation.

(5) **Covers.** Umbrellas or canopies are desirable. The umbrella must not conflict with public passage on the right of way, nor be obtrusive to vendors' signs or neighboring business. The cover must be well maintained

(6) **Utility Connections.** Utility connections for water, cooking, cooling, electric, heating, etc., must be contained in the unit. Utility connections to neighboring properties shall be prohibited.

(7) **Fire.** A 5 pound ABC type dry chemical fire extinguisher is required for all vending carts utilizing a flame for any purpose.

#### C. Prohibited Features.

(1) Advertising other than the name of the vendor's business or suppliers.

(Advertising must appeal to the sensibilities of the general public.)

(2) Propulsion systems other than manual.

(3) Gas cylinders larger than 20 pounds.

(4) Vending directly from a motor vehicle is prohibited except for those provisions under .05(a).

D. Waivers will not be permitted for any requirement based on health, safety or sanitation considerations.

E. All carts shall comply with standards and specifications described herein and adopted by the City. Failure to comply shall be sufficient grounds for rejection of a vending license application or suspension or revocation of any license issued.

2. **Maintenance.** All sidewalk vendor carts shall at all times be maintained in good condition and repair. Any repairs to or replacements of sidewalk vendor carts shall comply fully with the existing design criteria, standards and specification. No replacement cart may be placed into operation until approved.

3. **Carts Self-Contained.** All sidewalk vendor carts shall be so designed that all sale activities, including trash disposal facilities, can be conducted totally from the vending cart. Use of the sidewalk by a vendor for product display, storage, or disposal of trash shall be prohibited.

4. **Sign.** No sign shall be permitted except an identification of the vendor's business name and the listing of items available to sale and the price thereof. The sign must not be obtrusive to the public way or conflict with neighboring businesses.

(Ord. 63-2007, 8/13/2007, §1)

#### §10-1709. Sidewalk Vendor Operation Standards

1. **Days and Hours of Operation.** Sidewalk vendor sales may be conducted daily between the hours of 9:00 a.m. and 5:00 p.m. from October 1 through March 31 of each year and between

the hours of 9:00 am. and 7:30 p.m. from April 1 through September 30 of each year, unless otherwise permitted or restricted by regulations adopted by the City.

**2. Daily Removal.** Sidewalk stands and accouterments shall be removed from the sidewalk daily, not later than ½ hour after the close of business or and not returned thereto earlier than ½ hour before the time permitted for opening, unless otherwise provided by the regulations adopted by the City. Any item not removed from the sidewalk at the close of business may be removed and stored by the City of Reading. The vendor will be charged for costs, storage and the penalty prescribed under §10-1714 herein.

**3. Safe and Sanitary Condition.** Sidewalk vendor carts and vending areas shall be maintained in a safe, broom-clean and sanitary condition at all times. Sidewalk vendor carts licensed hereunder to sell food products shall:

A. Be subject to inspection at any time by a City of Reading Codes Inspector and shall at all times be licensed under and be in compliance with all applicable State and local codes.

B. If using portable heating or cooking facilities, subject to inspection at all times by the City of Reading Fire Marshal and Codes Office and shall comply with all applicable codes of the City of Reading. A permit must be obtained from the Fire Marshal before operation of sales begins.

**4. Quiet Operations.** Sidewalk vendors shall conduct business in an orderly fashion and shall not make loud or raucous noises or use sound amplifying devices to attract attention, nor verbally hawk or solicit product sales to pedestrians or motorists.

**5. Use and Maintenance of Sidewalk.** All sales and related activity shall be conducted from the vending area during which times the vending cart shall not be moved from the assigned vending location. No products shall be stored or displayed, on the sidewalk or any adjacent outside area. The sidewalk vendor shall be solely responsible to keep the sidewalk area free of trash, litter, debris or spillage generated by the vendor's business.

The vending cart shall be placed so as not to impede the free movement of pedestrian traffic. The use of tables, chairs, benches, etc., around the vending cart is strictly prohibited.

**6. Public Liability Insurance.** Each license holder shall maintain and provide the City of Reading with proof thereof, insurance for public liability, with minimum coverage of \$100,000 per individual and \$500,000 per incident.

**7. Prohibitions.** An object, device or structure as regulated under the terms of this Part shall be expressly prohibited when its construction, erection, installation or placement would result in any of the following conditions:

A. A passable sidewalk width less than 5 horizontal feet.

B. A horizontal projection from the building line in excess of 5 feet.

C. A reduction in sight triangle.

(Ord. 63-2007, 8/13/2007, §1)

#### **§10-1710. Suspension or Revocation of License**

A sidewalk vendor license shall be subject to suspension or revocation by the City for violation of any provision of this Part or any regulations promulgated or enacted hereunder, or violation of applicable State or local, including but limited to all health or safety regulations, zoning and taxation.

(Ord. 63-2007, 8/13/2007, §1)



#### **§10-1711. Vending License Board**

The Vending License Board shall consist of ~~the~~ one member of the Board of Directors of the Reading Downtown Improvement District Authority (DID) or their designee, one member of the City of Reading Planning Commission or their designee, one employee from the Codes Office, Reading Police Traffic Enforcement and Public Works.

A. **Responsibilities.** The Vending License Board shall have the following responsibilities and duties:

- (1) Meet no later than December 30 annually to review and approve vendor license applications.
- (2) Determine vendor locations for each approved applicant within the Commercial Core Zoning District.
- (3) Recommend amendments to this Part to the Council of the City of Reading.

(Ord. 63-2007, 8/13/2007, §1)

#### **§10-1712. Enforcement**

This Part will be enforced under the jurisdiction of the City Codes Office and the Reading Police Department.

(Ord. 63-2007, 8/13/2007, §1)

#### **§10-1713. Construction and Severability**

In the event any provision, Section, sentence, clause or part of this Part shall be held to be invalid, illegal or unconstitutional, such invalidity, illegality or unconstitutionality shall not affect or impair any remaining provision, Section, sentence, clause or part of this Part, it being the intent of the Council of the City of Reading that such remainder shall remain in full force.

(Ord. 63-2007, 8/13/2007, §1)

#### **§10-1714. Penalty**

Any person violating any provision of this Part or of the regulations promulgated hereunder, shall, upon conviction thereof in a summary proceeding, be sentenced to pay a fine of \$75 - \$1,000 for each and every offense, to be collected as other fines and costs are by law collectible, or shall be imprisoned for not more than 90 days or both. Each day during which the person violated any provision of this Part shall constitute a separate offense. Institution of a prosecution for the imposition of the foregoing penalty shall not be construed to limit or deny the right of the City to such equitable or other remedies as may be allowed by law.

(Ord. 63-2007, 8/13/2007, §1)





**BILL NO. \_\_\_\_\_2008**

**AN ORDINANCE**

**AN ORDINANCE AMENDING THE CITY OF READING CODIFIED ORDINANCES, CHAPTER 6 CONDUCT BY CREATING A NEW SECTION 402 OF PART A ENTITLED “FAILURE TO REPORT LOST OR STOLEN FIREARMS”, WHICH WILL REQUIRE PROMPT NOTIFICATION TO AUTHORITIES OF LOST OR STOLEN FIREARMS AND IMPOSE PENALTIES.**

**THE CITY OF READING CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:**

**SECTION 1.** To amend the City of Reading Codified Ordinances, Chapter 6 Conduct by creating a new Section 402 of Part A as attached hereto in Exhibit “A”.

**SECTION 2.** That all existing sections of Chapter 6, Part A, are hereby renumbered accordingly.

**SECTION 3.** This ordinance shall become effective in ten (10) days of approval in accordance with Section 221 of the City of Reading Home Rule Charter.

Enacted by Council \_\_\_\_\_, 2008

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
City Clerk

# EXHIBIT A

## Section 402. Failure to Report Lost or Stolen Firearms

1. **Prohibited Conduct.** No person who is the owner of a firearm that is lost or stolen shall fail to report the loss or theft to appropriate officials of the Reading Police Department within 24 hours after discovery of the loss or theft.
2. **Penalties for Violation.** Any person who violates this Section shall be subject to a fine of not more than \$1,000.00, or imprisonment for not more than 90 days, or both.

## RESOLUTION NO. \_\_\_\_\_ 2008

**Whereas**, lead contamination at Bernhart's Park was identified nearly 20 years ago and the unremediated lead contamination at Bernhart's Park created the need for the City to close the Park around 1996, and

**Whereas**, as Exide Corp. and the USA EPA have not yet remediated this property and have expressed their plan to remediate the property at a level that the City does not believe is adequate, the City of Reading asked the Pa Department of Health and the ATSDR to review the remediation plan and make a recommendation to the USA EPA and the City; however, that review and recommendation has not been received; and

**Whereas**, during the summer of 2008 the Pa DEP ordered the City to drain the lake situated in Bernhart's Park, which may increase the public's exposure to the highly contaminated areas in Bernhart's Park and increase the risks to their health and safety.

### **THE COUNCIL OF THE CITY OF READING HEREBY RESOLVES AS FOLLOWS:**

Due to the potential public health and safety risks caused by the unremediated contamination at Bernhart's, City Council directs the Administration, specifically the Public Works Department, not to drain the lake at Bernhart's Park and further requests that the Administration request that the Pa DEP work with the City to ensure that the public park is remediated at a standard that provides for the protection of human health and the environment..

Adopted by Council \_\_\_\_\_, 2008

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Linda A. Kelleher, City Clerk



**AGENDA MEMO**  
**COMMUNITY DEVELOPMENT**

**TO:** CITY COUNCIL  
**FROM:** RYAN HOTTENSTEIN, MANAGING DIRECTOR  
**CC:** THOMAS MCMAHON, MAYOR  
**MEETING DATE:** NOVEMBER 10, 2008  
**AGENDA MEMO DATE:** \_\_\_\_\_, 2008  
**REQUESTED ACTION:** To approve submission of the FFY2009 (35th year - January 1, 2009 to December 31, 2009) Action Plan and the FFY2009 to FFY2013 Consolidated Plan (35th to 39th years - January 1, 2009 to December 31, 2013) to the U.S. Department of Housing and Urban Development (HUD).

CD is asking City Council to pass the resolution at the **November 10, 2008** City Council meeting.

**BACKGROUND:** For the fiscal year beginning on January 1, 2009 and ending December 31, 2009 the City of Reading anticipates receiving approximately \$3,000,000 CDBG, \$950,000 HOME, and \$135,000 ESG funds from HUD. HUD requires the City to expend those funds in accordance with federal regulations and City policy as detailed in both a five-year Consolidated Plan and a one-year Action Plan. The Consolidated Plan period runs from January 1, 2009 to December 31, 2013. The Action Plan is the annual budget explaining how the administration intends to spend HUD funds and demonstrate how those expenditures conform to HUD regulations. The plans must be submitted to HUD for review and approval at least forty-five (45) days prior to the beginning of each fiscal year. CD develops the plans based upon requests from City Departments and the general public. CD reviews the requests to determine compatibility with HUD regulations, the Consolidated Plan, and City policy. The plans are advertised and made available for public review and comment for a period of thirty (30) days. CD will present the plans in a formal public hearing in the form of a televised broadcast on BCTV. Upon approval by Council, the plans will be sent to HUD for their review and approval.

Also, the existing Citizen Participation Plan will be amended. The amendment removes the statement that an amendment will be made to the approved plan if funding resources for a program activity change by more than forty percent (40%). All other terms and conditions of the existing Citizen Participation Plan will remain the same.

**BUDGETARY IMPACT:** None.

**PREVIOUS ACTION:** None.

**SUBSEQUENT ACTION:** If approved by Council, the FFY2009 (35th year - January 1, 2009 to December 31, 2009) one year Action Plan and the FFY 2009 to FFY2013 five year Consolidated Plan (35th to 39th years - January 1, 2009 to December 31, 2013) will be submitted to HUD on November 14, 2008 for their review and approval.

**RECOMMENDED BY:** Managing Director and Mayor.

**RECOMMENDED MOTION:** To approve/deny a Council Resolution authorizing submission of the FFY2009 Action Plan and the FFY 2009 to FFY2013 five year Consolidated Plan to HUD.

RESOLUTION No. \_\_\_\_\_

**RESOLUTION OF THE COUNCIL OF THE CITY OF READING  
AUTHORIZING SUBMISSION OF THE  
FFY2009 ACTION PLAN AND THE FFY 2009 TO FFY2013 FIVE YEAR  
CONSOLIDATED PLAN  
TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT**

WHEREAS, under 24 CFR Part 91, the U.S. Department of Housing and Urban Development (HUD) outlines the consolidated submissions for community planning and development programs which will serve as: (1) a planning document for the City that builds on a participatory process at the grass roots level, (2) an application for federal funds under HUD's formula grant program, (3) a strategy to be followed in carrying out HUD programs, and (4) an Action Plan that provides a basis for assessing performance;

WHEREAS, the FFY2009 to FFY2013 five year Consolidated Plan (35th to 39th years - January 1, 2009 to December 31, 2013) specifies activities the City will undertake to address priority needs and local objectives using formula grant funds and program income the City expects to receive during a five year period;

WHEREAS, the FFY2009 (35th CD year January 1, 2009 to December 31, 2009) Action Plan specifies activities the City will undertake to address priority needs and local objectives using formula grant funds and program income the City expects to receive during the program year;

WHEREAS, the proposed Citizen Participation Plan amendment removes the statement that an amendment will be made to the approved plan if funding resources for a program activity change by more than forty percent (40%). All other terms and conditions of the existing Citizen Participation Plan will remain the same.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF READING THAT:

The FFY2009 (35th year January 1, 2009 to December 31, 2009) Action Plan, the FFY2009 to FFY2013 five year Consolidated Plan (35th to 39th years - January 1, 2009 to December 31, 2013), and the Citizen



Participation Plan amendment are hereby approved.

The Mayor, on behalf of the City of Reading, is authorized and directed to file the application for financial assistance to carry out the housing and community development activities outlined in the plans; and to execute the necessary certifications in connection with the plans and provide such additional information as may be required.

PASSED COUNCIL \_\_\_\_\_, 2008

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST:

\_\_\_\_\_  
CITY CLERK

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### **5 Year Strategic Plan**

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## **GENERAL**

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### **Executive Summary**

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

#### **5 Year Strategic Plan Executive Summary:**

Berks County and the City of Reading, Pennsylvania have prepared a joint Five Year Strategic Plan in order to strategically implement federal programs that fund housing and community and economic development activities within the whole community. Recognizing the need for more efficiency and the effectiveness of the various HUD and non-HUD programs that the City of Reading and the County of Berks utilize, both entitlements have undertaken an effort to increase cooperation between the two community development offices. This cooperation focuses on the sharing of administrative duties, pooling resources and joint decision making.

Through a collaborative planning process, involving a broad range of public and private agencies, the County and the City have developed a single, consolidated planning and application document for the use of federal entitlement funds available through the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program. Berks County will submit this 5 Year Strategic Plan to the U.S. Department of Housing and Urban Development (HUD).

The Five Year CP will serve the following functions.

- A planning document that enables the County and City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs.
- An application for CDBG, HOME and ESG Programs funds.
- A strategy document to be followed in carrying out HUD programs.
- An action plan that provides a basis for assessing performance in carrying out use of CDBG, HOME and ESG Program funds.

### **Part I - Needs, Strategies and Goals**

The federal funds made available to each the City and County through the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Shelter Grant (ESG) Program will be used over the next five years to address the needs outlined in the Strategic Plan. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG program are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded in the next five years will support at least one objective and one outcome.

The framework for realizing the objective and outcomes include the following goals:

- provision of decent, affordable housing
- increase homeownership
- provision of a suitable living environment
- expansion of economic opportunities
- support County-wide efforts to end homelessness

The following are the goals for housing, community development, homeless and special needs, and public and assisted housing:

### **Housing Needs**

**Retain existing housing stock** — provide rehabilitation assistance for both owner and renter occupied housing. In Reading, stabilize housing through concentrated code enforcement in targeted areas.

**Development of additional affordable housing** — support development of housing by private investment and non-profit organizations.

**Development of rental housing** — utilize CHDO's and nonprofit organizations develop housing facilities for special needs and very low income and low income renters.

**Support Homebuyer's assistance** — provide down payment and closing cost assistance for low and moderate-income homebuyers.

### **Community Development Needs**

**Public facilities/infrastructure improvements** — leverage local funding for facilities for youth, downtown business districts, sidewalk, street, water, sewer and drainage improvements.

**Public services** — continue to support a wide range of public services.

### **Homeless and Special Needs**

**Housing facilities** — Assist private, non-profit developers leverage other public and private funding to develop permanent supportive housing.

### **Public and Assisted Housing Needs**

**Rent subsidized units** – Support the Public Housing Authorities in the expansion of the Section 8 Voucher program

**Modernization of existing units** – continue to support the use of Capital Funds and Public Housing Modernization funds to maintain and modernize the public Housing stock.

**Resident Services** - Support resident services to encourage independent living

To address these goals, specific objectives have been established:

➤ **Provision of Decent Affordable Housing:**

**Retention of housing -**

**BERKS COUNTY**

- Assist \_\_\_\_\_ lower income households through FY 2013 through housing rehabilitation programs.
- Assist \_\_\_\_\_ rental units that are affordable to lower income households with rehabilitation of the units.

**CITY OF READING**

- Assist \_\_\_\_\_ lower income households through FY 2013 through housing rehabilitation programs.

Assist \_\_\_\_\_ rental units that are affordable to lower income households with rehabilitation of the units

**Development of affordable housing** — utilize CHDO's and nonprofit organizations to develop housing facilities for the very low income and low income renters and low to moderate income homebuyers.

**BERKS COUNTY**

- Assist development of \_\_\_\_\_ rental units that are affordable to lower income households
- Assist in the development of \_\_\_\_\_ owner occupied housing units.

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- Assist development of \_\_\_\_\_ rental units that are affordable to senior citizens and persons with disabilities lower income households
- Assist in the development of \_\_\_\_\_ owner occupied housing units.

**Increase housing facilities and services** — Assist private non-profit developers leverage other public and private funding to develop \_\_\_\_\_ units of permanent supportive housing for persons who are homeless and/or have special needs.

➤ Increase Homeownership:

**Homebuyer's assistance** — down payment and closing cost assistance for low and moderate-income homebuyers.

**BERKS COUNTY**

- Assist \_\_\_\_\_ lower income households to achieve homeownership through provision of closing costs and downpayment assistance.

**CITY OF READING**

- Assist \_\_\_\_\_ lower income households to achieve homeownership through provision of closing costs and downpayment assistance.

➤ Provision of a suitable living environment:

**The non-housing community development priorities for 2009-2013**

Assistance will be provided to local municipalities to address:

Public Facilities and Infrastructure  
 Downtown revitalization  
 Clearance and Demolition  
 Sanitary sewer improvements  
 Stormwater collection improvements  
 Water improvements  
 Sidewalk improvements, including handicap accessibility  
 Street improvements  
 Rail improvements

Public Services

Crime Prevention  
 Youth programs  
 Eldercare needs  
 Homeless services

➤ Expansion of Economic Opportunity:

**Promote Economic Development through:**

Business assistance to create and retain jobs  
 Development of Industrial and Commercial sites  
 Façade improvements/downtown revitalization

➤ Support County-wide efforts to end chronic homelessness

**Support efforts to address:**

- A. Homelessness prevention.
- B. Outreach/Assessment
- C. Emergency services
- D. Transitional Housing
- E. Permanent Supportive Housing

The priority needs outlined in the Continuum of Care strategy place high priority on Transitional housing for individuals and Permanent Supportive Housing for Families and Individuals.

## **Part II The Planning Process**

The development of the 2009 – 2013 Strategic Plan is built upon a number of other studies, plans and reports that been prepared over the past year, including:

- County-wide Needs Assessment 2007/2008
- United Way Community Issues and Outcomes 2008-2011
- Berks County Comprehensive Plan 2020
- City of Reading Comprehensive Plan 2000
- Berks Coalition to End Homelessness: Plan to End Chronic Homelessness
- Berks County Continuum of Care application

Additionally, the County engaged a consulting firm, Mullin and Lonergan Associates, Inc. to assist in the preparation of the plan. The consultants have interviewed representatives of a wide range of organizations. Input was sought from local municipalities and two public hearings were held. The local municipalities were notified of the public hearings and an announcement was made in the Reading Eagle.

## **Strategic Plan**

HUD provides specific questions or issues to address in each section. In this section, the explanation is about the process for the Strategic Plan: Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

### **Vision:**

Berks County will take full advantage of its rich economic, environmental and cultural diversity and its technological strength to become one of the most dynamic counties in the Commonwealth and nation. It will sustain its 20th Century industry and at the same time build its future economic strength as part of the nation's 21st Century information society, drawing thoughtfully and selectively upon the surge of economic activity moving into Berks County along the Route 422 and possible future light rail corridors from the Philadelphia metro region, along the Interstate 78 corridor from the Berks Valley and the New York/New Jersey metro region, and along the Interstate 83 and Route 222 corridor from Lancaster County and the Baltimore/Washington metro region.

Berks County will protect its rich agricultural land and open spaces from suburbanization, expand its parks and trail systems and promote the settlement of its burgeoning 21st Century population in a redesigned Reading and in boroughs and townships planned to emphasize higher density, more intimate walking-biking friendly living.

Berks County will recognize and celebrate the diversity of its population, a continuity of multi-ethnic and multi-cultural history that began with native Americans, then English and German settlers, followed by arrivals from Africa and then from Eastern and Southern Europe, and now people from Asia and Latin America, drawing from the grit and determination of all these people the energy and innovation needed to create a vibrant 21st Century county.

Berks County will transform itself into an information age county, continuing to expand its use of the new technology to link the county's economic, educational and social institutions and continuing to emphasize its already recognized policy of cooperation among municipal and county government agencies, to create a highly interactive county environment that serves all of its citizens more rapidly and more fully.



### **General Questions**

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

#### 5 Year Strategic Plan General Questions response:

##### **1. Description of the geographic area:**

Berks County is an urban area of 373,638 persons (2000 Census), situated in southeastern Pennsylvania. The county seat, located in the city of Reading, is 56 miles northwest of Philadelphia and the Delaware Valley region, which is one of the leading industrial and trade complexes in the nation. Schuylkill County borders the County on the north, on the west by Lebanon and Lancaster Counties, on the east by Berks County, and on the south by Chester and Montgomery Counties. Despite its closeness to the Philadelphia metropolitan area, it is considered part of Pennsylvania's Dutch Country. (SOURCE: Berks County Pennsylvania, Economic Resource Profile). Through numerous federal and state highways and turnpikes, the County is linked to other major cities such as New York (125 miles) and Baltimore (97 miles). The County is a diamond shaped area of 864 square miles. Sections of the Blue and South Mountains, two ridges of the Appalachian Mountain chain, form its northern and southern boundaries with elevations averaging about 640 feet above sea level. The Schuylkill River and several of its main tributaries drain almost the entire county.

Berks is a county rich in history, scenic and natural resources. These assets are a result of the diverse physiographic regions that are present in the county, including the Blue Mountain and Great Valley regions of the Valley & Ridge Province, the Reading Prong region of the New England Province, and the Triassic Lowland of the Piedmont Province. The four regions support a variety of topography, soils, vegetation, wildlife, water resources, and scenery.

The Blue Mountain forms the northern boundary of the County. It was a barrier to migration during the pioneer settlement of the State, as well as the limit of the earliest surveys northwestwardly from Philadelphia. Within the County to this day, it is pierced only at Schuylkill Gap, above Hamburg, and is crossed by four other roads. The South Mountain ridge reaches elevations between 800 and 1200 feet above sea level and enters the County from the west, south of Route 422, and extends in two directions through Berks County. One ridge extends southeast along the south side of the Schuylkill River. The primary ridge encircles Reading and then extends northeast into Berks County, forming the Reading Prong. North and west of Boyertown, this range has a width of 12-18 miles and reaches elevations between 800 and 1200 feet above sea level. Extending the entire width of the County between the Blue and South Mountains is a section of the Great Valley. A limestone section of the Great Valley is

predominantly rolling farmland, containing rich agricultural soil with elevations of 200–500 feet above sea level. The shale section of the Great Valley, occupying higher elevations between 400–800 feet above sea level, is located next to the Blue Mountain. The Piedmont Lowlands are located in the southernmost part of the County and are composed of lower mountains and rolling hills.

The Great Valley does not form the main drainage channel, but is crossed at a right angle by the Schuylkill River on its way to the Delaware River. Numerous smaller valleys are associated with the Schuylkill River and its tributaries. The Northeastern portion of the County drain into the Berks River and eventually the Delaware River, while tiny portions of southwestern and extreme western Berks drain into the Susquehanna River Basin.

## **History**

At the start of the Eighteenth Century, the mild climate, fertile soil, and the Schuylkill River combined to attract European immigrants to Berks County. The area was originally settled by Swedes in 1701, followed by Germans, English, Welsh, and French Huguenots. Most of the County's eastern section was settled by people migrating inland from the Philadelphia area. In 1752, Berks County was incorporated from parts of Lancaster, Chester, and Philadelphia Counties. In 1772, Berks gave up territory for the formation of Northumberland County, and again in 1811, for the formation of Schuylkill County. Berks County was named for Berkshire, England, home of William Penn's family. Likewise, Reading was named after the main town in Berkshire, England. In 1790, the first federal census of the county reported 30,189 residents, 22,345 of whom were of German descent. Reading Town, the only sizeable settlement, had 2,225 residents.

Reading's early growth was largely influenced by the Schuylkill River, which made navigation of flat-bottom boats possible to carry products, mainly agricultural to the markets of Philadelphia, and later by the County's early lead in steam railroad growth. Reading's industrial complex attracted a considerable amount of immigrant labor during the late 19th and early 20th centuries, an era of great industrial growth for Berks County. At one time, it was the largest manufacturer of full-fashioned hosiery in the world.

Since 1900, the County's population has more than doubled, with concentrated development in the City, its urban area, and the larger rural boroughs. In 1951, Berks County became a third class county. Recently, with increased mobility and changes in land utilization, a development pattern reflects continued suburban growth outward from Reading, as well as development in rural land beyond the suburban areas in the direction of Philadelphia, Allentown, and Lancaster. Growth trends in the past several decades indicate that the County should continue to grow at a moderate rate. It is the County's goal to promote a more consolidated development pattern instead of the scattered pattern currently occurring. New growth is encouraged to occur within natural service areas of existing and proposed public water and sewer systems, where higher densities and greater variety can be provided.

Today, the City of Reading is still the County's largest municipality, with a population of 81,207 (2000 Census). Other municipalities include 29 boroughs, and 44 townships. In the past few years several consolidations of municipalities have occurred. The boroughs of Wyomissing Hills, Temple and West Lawn have merged into Wyomissing Borough, Muhlenberg Township and Spring Township, respectively.

About half of the boroughs in the County lie within the Reading Urbanized area, and the balance serve as trading or manufacturing centers in all sections of the County.

## Population

Overall, the population of Berks County increased between 1950 and 2000.

**Table 1**

### Total Population

	City of Reading			Berks County outside City		Pennsylvania	
	Population	% Change	% of County Pop.	Population	% Change	Population	% Change
1950	109,320		42.7	146,420		10,498,012	
1960	98,177	-10.2	35.6	177,237	21	11,319,366	7.8
1970	87,643	-10.7	29.6	208,739	17.8	11,793,909	4.1
1980	78,686	-10.2	25.2	233,823	12	11,866,782	0.6
1990	78,380	-0.4	23.2	258,143	10.4	11,881,643	0.6
2000	81,207	3.6	21.7	292,431	13.3	12,281,054	3.4

Source: U.S. Census Bureau

Population projections prepared by the Berks Planning Commission in 2000 illustrate the anticipated continuing growth over the next twenty-five years.

**Table 2**

### Population Projection

Projection	2010	2020	2030
Berks County	397,537	421,304	446,582

## Areas of Concentrations of Racial and Ethnic Minorities

As of 2000 there were 329,460 white persons in Berks County, which was 90.4 percent of the total population. The County's white population in 1990 was 315,186, which was 93.7 percent of the population. From 1990 to 2000 Berks County's white population increased 4.3 percent. During the 1990s the minority population in Berks County increased by 107 percent from 21,337 in 1990 to 44,178 in 2000. There was also a significant increase in persons of Hispanic origin during the 1990s. Persons of Hispanic origin may give their race as white, black or other minority. Therefore, the number of Hispanic persons is not added to the total number of minority persons. In 1990 there were 16,290 persons of Hispanic origin in Berks County representing 4.8 percent of the population. During the 1990s the population of persons of Hispanic origin increased by 123.2 percent to 36,357, which was 9.7 percent of the population.

The following table shows the population by race and persons of Hispanic origin for the City of Reading and Berks County outside the City. The following table shows that the minority population and persons of Hispanic origin reside largely in the City of Reading.

**Table 3**  
**Population by Race - 1990 and 2000**

	City of Reading				Berks County outside City			
	1990		2000		1990		2000	
	Total	%	Total	%	Total	%	Total	%
White	61,761	78.8	48,059	59.2	253,425	98.1	281,401	96.2
Black	7,646	9.8	9,947	12.2	2,198	0.9	3,831	1.3
Other Race	8,973	11.4	23,201	28.6	2,520	1	7,199	2.5
Total	78,380	100	81,207	100	258,143	100	292,431	100
Hispanic Origin*	14,130	18	30,302	37.3	2,160	0.8	6,055	2.1

Source: U.S. Bureau of the Census

\* Persons of Hispanic Origin may be of any race.

In the table below and accompanying maps, areas of minority and ethnic concentration are depicted as shaded areas. HUD defines racial concentration as areas with double the regional average. The 2000 Census reported that in the Berks County, including the City of Reading, there were 44,178 persons that identified their race as other than 'white alone'. This constitutes 11.8 percent of the population. Census areas with more than 23.6 percent of the population identified as non-white are considered to be areas of racial concentration. Areas with more than 19.5% Latino population are considered an area of ethnic concentration. There were 36,357 Latinos, or 9.73% of the population.

**Table 4**

**Population by Race by Municipality and Census Tract, 2000**

Municipality	Census Tracts	Total:	Population of one race						Population of two or more races:	Hispanic or Latino	Percent Non-White	Percent Latino
			White alone	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone				
City of Reading	1	5,110	2,338	706	43	99	3	1,694	227	2,644	54.25%	51.74%
	2	3,612	1,906	610	21	56	1	852	166	1,558	47.23%	43.13%
	3	1,915	1,273	274	3	79	0	209	77	395	33.52%	20.63%
	4	3,411	2,356	334	15	56	2	499	149	902	30.93%	26.44%
	5	3,119	2,413	195	1	35	0	380	95	580	22.64%	18.60%
	6	3,370	2,928	202	9	107	3	76	45	159	13.12%	4.72%
	7	3,602	2,739	268	4	35	3	432	121	678	23.96%	18.82%
	8	3,640	2,462	279	12	93	2	667	125	1,188	32.36%	32.64%
	9	2,378	1,483	392	11	28	2	366	96	610	37.64%	25.65%
	10	2,982	1,162	671	14	45	0	898	192	1,371	61.03%	45.98%
	11	3,834	1,715	841	10	25	1	1,053	189	1,881	55.27%	49.06%
	12	1,900	510	581	33	7	0	676	93	1,119	73.16%	58.89%
	13	3,011	1,209	664	19	14	1	949	155	1,751	59.85%	58.15%
	14	4,060	1,981	402	14	57	1	1,431	174	2,176	51.21%	53.60%
	15	3,080	1,965	286	7	34	5	643	140	1,080	36.20%	35.06%
	16	2,358	1,575	182	19	41	0	440	101	752	33.21%	31.89%
	17	2,954	1,406	256	25	77	0	1,031	159	1,728	52.40%	58.50%
	18	2,597	2,115	176	6	32	0	199	69	361	18.56%	13.90%
	19	2,399	1,345	251	8	72	0	606	117	1,031	43.93%	42.98%

Municipality	Census Tracts	Total:	Population of one race						Population of two or more races:	Hispanic or Latino	Percent Non-White	Percent Latino
			White alone	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone				
City of Reading continued	20	3,784	3,008	275	9	32	0	337	123	655	20.51%	17.31%
	21	2,745	1,743	298	8	18	1	560	117	911	36.50%	33.19%
	22	2,066	875	238	8	21	3	759	162	1,239	57.65%	59.97%
	23	2,118	948	276	6	20	0	764	104	1,181	55.24%	55.76%
	25	3,599	1,460	744	20	92	2	1,137	144	2,057	59.43%	57.15%
	26	3,183	1,291	321	20	47	0	1,337	167	1,978	59.44%	62.14%
	27	1,928	1,680	113	2	41	0	48	44	144	12.86%	7.47%
	29	2,453	2,174	112	9	33	2	82	41	173	11.37%	7.05%
Bethel, Upper Tulpehocken Township and Strausstown Borough	101	6,000	5,854	32	6	36	1	36	35	92	2.43%	1.53%
Centre, Upper Bern and Tilden Townships and Centerport Borough	102	8,990	8,792	41	8	28	0	62	59	127	2.20%	1.41%
Bern Township and Leesport Borough	103.01	8,563	8,028	321	9	99	0	37	69	585	6.25%	6.83%
Penn Township and Bernville Borough	103.02	2,858	2,789	20	2	10	0	18	19	53	2.41%	1.85%
Jefferson, Tulpehocken, Marion and North Heidelberg Townships	104	7,792	7,470	144	9	19	0	89	61	185	4.13%	2.37%
Heidelberg Township and Womelsdorf and Robesonia Boroughs	105	6,271	6,023	80	0	59	0	72	37	126	3.95%	2.01%
Lower Heidelberg Township and Wernersville Borough	106	6,300	6,140	54	6	54	0	17	29	62	2.54%	0.98%
South Heidelberg Township	107	5,491	5,310	80	2	25	0	42	32	86	3.30%	1.57%
Spring Township	108	9,119	8,319	325	6	211	1	132	125	363	8.77%	3.98%

Municipality	Census Tracts	Total:	Population of one race						Population of two or more races:	Hispanic or Latino	Percent Non-White	Percent Latino
			White alone	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone				
Sinking Spring Borough	109.02	2,639	2,527	28	4	21	0	32	27	72	4.24%	2.73%
Spring Township	109.03	4,901	4,692	49	5	92	1	37	25	106	4.26%	2.16%
	109.04	3,506	3,291	33	1	137	0	10	34	55	6.13%	1.57%
	109.05	4,281	4,098	51	2	30	0	44	56	108	4.27%	2.52%
Wyomissing Borough (Wyo Hills)	110	4,165	3,931	48	4	115	0	32	35	76	5.62%	1.82%
Wyomissing Borough and Spring Township (west Lawn)	111	8,587	8,137	129	6	163	2	76	74	157	5.24%	1.83%
West Reading Borough	112	4,049	3,617	163	9	62	1	138	59	315	10.67%	7.78%
Kenhorst Borough	113	2,679	2,568	22	1	43	0	28	17	54	4.14%	2.02%
Shillington Borough	114	5,059	4,913	25	5	27	0	38	51	106	2.89%	2.10%
Mohnton Borough	115	2,963	2,868	33	2	13	0	26	21	50	3.21%	1.69%
Cumru Township	116.01	5,069	4,557	151	1	149	3	131	77	234	10.10%	4.62%
	116.02	3,907	3,743	48	4	56	2	30	24	91	4.20%	2.33%
	116.03	4,839	4,664	66	3	55	1	14	36	64	3.62%	1.32%
Robeson Township	117.01	6,869	6,724	22	14	17	2	45	45	60	2.11%	0.87%
Brecknock Township and New Morgan Borough	117.02	4,459	4,363	27	6	10	0	11	42	41	2.15%	0.92%
Caernarvon Township	117.03	2,347	2,290	9	0	22	0	5	21	20	2.43%	0.85%
Birdsboro Borough	118	5,064	4,905	53	6	18	3	32	47	63	3.14%	1.24%
Amity Township	119.01	8,867	8,484	181	17	59	1	34	91	89	4.32%	1.00%
Union Township	119.02	3,453	3,385	20	5	4	1	10	28	33	1.97%	0.96%
	120.01	2,624	2,441	121	2	8	3	8	41	42	6.97%	1.60%
	120.02	7,251	6,933	151	6	91	0	19	51	102	4.39%	1.41%

Municipality	Census Tracts	Total:	Population of one race						Population of two or more races:	Hispanic or Latino	Percent Non-White	Percent Latino
			White alone	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone				
St. Lawrence Borough and Exeter Township	121.01	1,812	1,730	39	0	14	0	1	28	33	4.53%	1.82%
Exeter Township	121.02	9,093	8,671	145	9	127	0	86	55	209	4.64%	2.30%
	121.03	2,193	2,136	16	5	19	0	3	14	21	2.60%	0.96%
Mt. Penn Borough	122	3,113	3,001	32	1	32	0	19	28	106	3.60%	3.41%
Lower Alsace Township	123	4,381	4,232	31	0	40	0	46	32	123	3.40%	2.81%
Muhlenberg Township	124	5,067	4,826	53	4	19	0	104	61	270	4.76%	5.33%
	125	1,865	1,819	10	0	12	0	14	10	78	2.47%	4.18%
	126	2,096	1,947	45	1	20	0	58	25	131	7.11%	6.25%
	127	7,277	6,976	90	1	64	0	95	51	159	4.14%	2.18%
Laureldale Borough	128	3,759	3,605	28	2	14	1	76	33	204	4.10%	5.43%
Albany, Alsace and Oley Townships	129	7,272	7,166	21	6	29	3	17	30	71	1.46%	0.98%
Douglass and Earl Townships	130	6,377	5,960	332	5	21	2	20	37	42	6.54%	0.66%
Colebrookdale Township	131	5,270	5,201	10	4	18	7	4	26	18	1.31%	0.34%
Boyetown Borough	132	3,940	3,894	8	1	14	0	5	18	29	1.17%	0.74%
Bechtelsville and Bally Borough Hereford and Washington Townships	133	8,521	8,372	37	8	29	0	26	49	72	1.75%	0.84%
Ruscombmanor and Rockland Townships	134.01	7,541	7,429	15	3	21	0	15	58	88	1.49%	1.17%
Pike and District Townships	134.02	3,126	3,103	9	4	5	0	2	3	9	0.74%	0.29%
Ontelaunee and Maiden Creek Township	135	7,770	7,502	59	7	89	0	60	53	190	3.45%	2.45%
Fleetwood Borough	136	4,018	3,930	11	0	16	0	39	22	69	2.19%	1.72%



Municipality	Census Tracts	Total:	Population of one race						Population of two or more races:	Hispanic or Latino	Percent Non-White	Percent Latino
			White alone	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone				
Richmond and Perry Townships, Shoemakersville Borough	137	8,141	7,895	77	10	25	2	98	34	207	3.02%	2.54%
Hamburg Borough	138	4,114	4,028	14	5	13	0	20	34	34	2.09%	0.83%
Albany, Greenwich and Windsor Townships and Lenhartsville Borough	139	7,613	7,493	29	9	15	0	18	49	63	1.58%	0.83%
Kutztown Borough	140	5,067	4,915	50	5	45	0	27	25	49	3.00%	0.97%
Maxatawny Township and Lyons Borough	141	6,486	6,238	124	5	37	8	21	53	93	3.82%	1.43%
Longswamp Township and Topton Borough	142	7,556	7,475	19	9	18	0	13	22	70	1.07%	0.93%
<b>TOTAL</b>	<b>373,638</b>	<b>329,460</b>	<b>13,778</b>	<b>611</b>	<b>3,785</b>	<b>77</b>	<b>20,317</b>	<b>5,610</b>	<b>36,357</b>	<b>11.82%</b>	<b>9.73%</b>	<b>373,638</b>

Source: U.S. Census Bureau **Census 2000 Summary File 1 (SF 1) 100-Percent Data**

Berks County outside the City, the threshold for concentration by racial and ethnic population is very different. Only 3.77 percent of persons reported a race other than 'white alone' and 2.07 percent of persons reported a Latino ethnicity. Census block groups in the following municipalities are considered areas with minority or Latino concentration.

- Bern Township/Leesport
- Spring Township
- West Reading Borough
- Cumru Township
- Muhlenberg Township

The County map depicts census block groups that have a concentration exceeding 7.5 percent of non-white persons and 4.1 percent Latino.

INSERT MAPS

## Areas of Concentrations of Low and Moderate Income Persons

The 2000 Census reported the median household income in Berks County was \$44,714. During the 1990s median household income rose about 40 percent in Berks County from \$32,048 in 1990.

By race, Asian households had the highest median income at \$56,172 followed by white households at \$46,479.

Among other minority households, median household income was lower than among Asian households and white households. Hispanic households had the lowest median income in Berks County at \$23,931 followed by other race households at \$24,061.

**Table 5**

### Median Household Income and Poverty - 2000

Municipal ity	Median Household Income (\$)							
	All Households	White	Black	Am Ind. Alaskan	Asian	Other Race	Two or More Races	Hispanic
City of Reading	26,698	27,975	27,081	24,821	44,792	21,992	20,083	21,484
County outside City								
Total	44,714	46,479	30,614	33,194	56,172	24,061	27,054	23,931

Source: U.S. Census 2000

In 2000 median household income in the City of Reading at \$26,698 was about 65 percent of the median household income County-wide. During the 1990s the median household income in the City increased about 21 percent from \$22,112 in 1990.

Trends in median household income by race in the City were similar to those County-wide with Asian households having the highest median income at \$44,792 followed by white households at \$27,975.

While median household income among minority households in the City of Reading was less than it was among white households, the gap in median household income by race was not as great as it was County-wide. The median household income of blacks in the City was \$27,081 and for Hispanic households the median income was \$21,484. Minority households in the City had lower median incomes than minority households County-wide.

While there is variation among median household income by race, the income data shows that higher income minority households are residing in the same municipalities as higher income white households. Among black households, the largest minority group in the County, the highest median household income was \$85,563 in Amity Township, which was greater than the median household income for white households at \$59,769 indicating that the same locational choices were being made by and were available to households of different races but similar income.

The median income patterns reported by the 2000 Census in Berks County reflect a nationwide phenomenon whereby older urban cores experienced significant levels of middle-class flight to the suburbs in the 1960s and 1970s. Initially flight was primarily among white middle-class homeowners, but middle-class black households and other minority households increasingly joined the exodus as housing markets opened in newly developed areas. Consequently in suburban residential areas of Berks County, there is increasing racial diversity, but limited economic class diversity. The older urban core, which in Berks County consists primarily of the City of Reading, has experienced economic segregation as upwardly mobile minorities left.

The 2000 Census reported that in Berks County, 12,463 households or 8.8 percent of the 141,609 households for whom poverty was determined, had income below the poverty level.

Of the total households below poverty, 7,092 or about 57 percent resided in the City of Reading. The 2000 Census reported that the City of Reading had the highest rate of households below poverty at 23.6 percent followed by Kutztown Borough at 21.8 percent.

Table 6 reports on the median household income in Berks County and the City of Reading along with median household income by the race of the householder. The table also presents households below poverty in Berks County and the City of Reading.

**Table 6**

**Median Household Income and Poverty - 2000**

	<b>Municipality</b>	<b>City of Reading</b>	<b>County outside City</b>	<b>Total</b>
<b>Households Below Poverty</b>	Total	30,104	111,802	141,609
	Below Poverty	7,092	5,371	12,463
	%	23.6	4.8	8.8
<b>Median Household Income (\$)</b>	All Households	26,698		44,714
	White	27,975		46,479
	Black	27,081		30,614
	Am Ind.	24,821		33,194
	Asian	44,792		56,172
	Other	21,992		24,061
	Two or	20,083		27,054
	Hispanic	21,484		23,931

Source: U.S. Bureau of the Census

Table 7 presents information regarding low income persons in Berks County and the City of Reading. Low income persons, which are persons with income at or less than 80 percent of the area median income, were calculated by HUD. HUD's formula for calculating low income persons considers persons residing in households, which consists of persons who live in housing units. The formula for calculating low income persons excludes persons residing in group quarters. The group quarter population includes persons under formally authorized, supervised care or custody such as correctional institutions, nursing homes, and juvenile institutions. The group quarter population also includes noninstitutionalized persons living in group quarters other than institutions such as college dormitories, military quarters, and group homes. HUD identifies low income census tracts as those where 51 percent or more of the population have incomes of 80 percent or less of the median, adjusted for family size.

Based on 2000 Census data HUD reports that there were 145,394 low income persons in Berks County. County-wide, 40.3 percent of the population was classified as low income with 36,362 low income households. The County's population of low income persons increased 31.6 percent from 110,490 in 1990.

With 54,109 low income persons, the City of Reading contains 37.2 percent of the low income persons in Berks County compared to about 22 percent of the total population in the County. The low income population in Reading is 68.4 percent of the City's population. The City of Reading is the only municipality in Berks County with both a concentration of minority households and a concentration of low income households. From 1990 to 2000 the City's low income population increased 30.2 percent from 41,567.

Lenhartsville Borough, where 53.2 percent of the population is low income, is the only other municipality in Berks County where 51 percent or more of the population is low income.

**Table 7**

**Low Income Persons and Households - 2000**

	Low Income Universe	Low Income		
		Persons	% of Universe	Households
City of Reading	79,073	54,109	68.4	20,574
County outside City	282,151	91,285	32.4	36,362
Total	361,224	145,394	40.3	56,936

Source: U.S. Department of Housing and Urban Development

A detailed listing of low income by census tract and block group can be found in Appendix 1.

## Income concentration map

**2. Description of the basis for allocating funds geographically:**

The funds are intended to provide lower and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program;
- Meeting the needs of very-low, low- and moderate-income residents;
- Focus on low- and moderate-income areas or neighborhoods;
- Coordination and leveraging of resources;
- Response to expressed needs;
- Sustainability and/or long-term impact; and
- The ability to measure or demonstrate progress and success.

**3. Identification of obstacles to meet underserved needs:**

The primary obstacle to meeting underserved needs is the limited resources available to address the identified priorities. Berks County and the City of Reading will partner with other agencies when feasible to leverage resources and maximize outcomes in housing and community development.

The County is a large geographic unit. The ability to reach out to communities over the large geographic area is limited. Through partnerships with local municipalities and non-profit human service agencies, the County programs can affect the communities where lower income people live.

### **Managing the Process (91.200 (b))**

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

### **5 Year Strategic Plan Managing the Process response:**

#### **1. Lead Agency.**

##### **a. City of Reading**

The Reading Community Development Department has been designated as the lead agency responsible for overseeing the development of the Consolidated Plan. The primary programs administered by the Department are the Federal Community Development Block Grant (CDBG) Program, the Federal Home Investment Partnerships (HOME) Program, and the Federal Emergency Shelter Grant (ESG) Program

##### **b. Berks County**

The Berks County Community Development Office has been designated as the lead agency responsible for overseeing the development of the Consolidated Plan. Established by the Board of Commissioners in 1988, the Community Development Office engages in the administration of grants from various federal, state and local programs. The primary programs are the Federal Community Development Block Grant (CDBG) Program, the Federal Home Investment Partnerships (HOME) Program, the Federal Emergency Shelter Grant (ESG) Program, the State Housing & Community Development Program, and the County's Affordable Housing Program (AHP).

#### **2. Plan Process**

Berks County engaged the services of a consultant, Mullin and Lonergan Associates, Inc., to assist with the preparation of the Five Year Strategic Plan. Notification was sent to each municipality and a list of local development and public service providers



informing each of the opportunity to apply for funds, to offer comment on the five year needs of the community and to attend a public hearing to discuss the needs of the County that could be met with federal funding. The public hearing was advertised in the local newspaper of general circulation, the Reading Eagle.

The needs within the community were identified through a series of interviews and surveys as well as on the results of the Fair Housing Analysis Update 2008, Human Services Needs Study and the Berks Coalition to End Homelessness.

Input from the community, the City and County staffs and other parties was used to draft the Strategic Plan. During a 30 day review period, the Strategic Plan and Annual Plan were reviewed by the County Board of Commissioners and the Mayor and City Council. Before submission to HUD and after the incorporation of any comments received, both the County Board of Commissioners and City Council will authorize adoption of the Plan.

### **3. Consultation**

During the development of the Strategic Plan, the following groups were interviewed. These groups represent the special populations whose needs were considered in this Strategic Plan.

#### Children

Berks County Children and Youth Agency

#### Elderly persons

Encore (formerly the Area Agency on Aging)

#### Racial and Ethnic Minority Representative

Hispanic Center

#### Persons with disabilities

County Office of Mental Health and Mental Retardation (MH/MR)  
Center for Independent Living - Physical disabilities  
Council on Chemical Abuse (COCA)  
Abilities in Motion – Persons with developmental disabilities  
Service Access and Management, Inc  
Berks Counseling Center  
Mental Health Association

#### Persons with HIV/AIDS and their families

Co-County Wellnes Center/Berks AIDS Network

#### Homeless Persons

Berks Coalition to End Homelessness

Victims of Domestic Violence  
Berks Women in Crisis

Veterans  
Berks County Department of Veterans Affairs

Affordable Housing  
Reading-Berks Habitat for Humanity  
Neighborhood Housing Services, Inc.

Other  
Reading Housing Authority  
Berks County Housing Authority  
Board of Realtor's  
Mid – Penn Legal  
BCBS/Berks Connections

## Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

### 5 Year Strategic Plan Citizen Participation response:

#### 1. Citizen Participation Process

##### a. Notification

Notification was sent to each municipality and a list of local development and public service providers informing each of the opportunity to participate in the first public hearing to discuss the needs of the County that could be met with federal funding and to apply for funds. The public hearing announcement was made at the City's Neighborhood Alliance meeting and the Berks Coalition to End Homelessness meeting.

An ad was placed in the *Reading Eagle* announcing the hearing. The ad was run on February 8<sup>th</sup> and 20<sup>th</sup>, 2008.

##### b. Public Hearings:

Berks County held two public hearings per year to obtain citizens' views and to respond to proposals and questions. These hearings were held at two different stages of the program planning process.

##### 1) Initial Public Hearing

The purpose of this initial hearing is to obtain the views of citizens and organizations regarding overall community development and housing needs. Since it also includes specific needs for the Annual Plan, discussion of proposed activities is encouraged. Information on the estimated amount of funding that will benefit persons of low and moderate income and a review program performance in the past year are incorporated. This hearing was held on February 29, 2008.

The hearing was broadcast on BCTV, a local community television station, for later re-broadcast. In this manner a wider-range of people can obtain information on the process.

This hearing is conducted jointly by the County Community Development Office which is responsible for preparation of the Strategic Plan, and the City of Reading Office of Community Development.

## 2) Second Public Hearing

A second hearing will be held on October 30, 2008. The purpose of this hearing was to provide citizens an opportunity to comment on the Strategic Plan and the proposed 2009 Action Plan. A summary of the Plan and proposed activities was published. The notice appeared in the non-legal section of papers of the *Reading Eagle* on September 26, 2008 which is thirty (30) calendar days prior to the adoption of the Strategic Plan and provided locations at which the Plan was made available for public review.

This hearing was conducted by the Berks County Community Development Office and the City of Reading Community Development Office.

### c. Acceptance of Written Comments, Proposals, or Recommendations:

All Citizens and Organizations within Berks County were provided with an opportunity to submit comments, proposals, or recommendations on the Strategic Plan and Annual Action Plan for 2009.

During the program year, any written statements received will receive a written response no later than fifteen (15) working days from the date of receipt, setting forth the action taken or to be taken with respect to the comment, proposal, or recommendation. Written statements that are intended to suggest modifications to the application can only be considered if they are received by the end of the thirty (30) day review period on the draft AP.

## 2. Summary of Citizen Comments

To be completed after 30 day comment period

## **3. Efforts to Broaden Participation**

The City and County have opportunities for regular dialogue with a wide-range of community groups. These groups have regular access to representatives of the City and County including the Mayor and County Commissioners. The City and County's participation in the HUD programs are widely and regularly advertised and discussed in public forums. The County has been funding a number of municipal studies including downtown revitalization, redevelopment area projects, comprehensive plans and zoning ordinances. Through each of these venues, municipalities are provided an opportunity to become more involved with and informed about the HUD Programs. At the City level, many local organizations participate the funding programs as subrecipients or through the Berks Coalition to End Homelessness and similar organizations. These forums provide additional opportunity to learn about the federal funding programs.

## **4. Written Explanation of Comments Not Accepted**

To be completed after 30 day comment period

### **Institutional Structure (91.215 (i))**

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

5 Year Strategic Plan Institutional Structure responses:

#### **1. Institutional Structure**

The County's Community Development Office has been assigned the task of carrying out the Consolidated Plan for the County. When appropriate, the C.D. Office will work with municipalities, non-profit organizations, and public institutions to implement the Plan.

The City's Community Development Department has been assigned the task of carrying out the Consolidated Plan for the City. When appropriate, the C.D. Department will work with non-profit organizations, and public institutions to implement the Plan.

Neighborhood Housing Services of Reading, Inc. (NHS) has been certified as a CHDO for the City and the County. The agency provides a full range of housing services (from education, financing, single family development, to community organizing). Its subsidiary, Housing Development Corporation of Berks County, is engaged in affordable housing development.

Another CHDO for the City of Reading is the Berks Housing Development Partnership formed by the Reading Housing Authority. The Partnership will create new housing in the City of Reading.

The City and County will continue to remain open to partnerships with other groups, however, the technical complexity of the development process, operating and start up costs, resource availability and the experience necessary to operate a non-profit housing corporation will inevitably limit the number of potential partners to those who are the most qualified. The City and County will encourage non-profit organizations who have little or no experience in housing development to "partner" with one of the more experienced development organizations.

#### **2. Strengths and Gaps in the System**

At present, the City and County feel their delivery systems are sufficient to implement the Consolidated Plan. There appears to be no gaps in the system. However, the City and County will continue to monitor and evaluate its system over the period of the Plan.

### **3. Public Housing**

The Berks County Housing Authority serves Berks County outside of the city of Reading. The County Commissioners approve the appointments of members to the Board. The Housing Authority is solely responsible for hiring of its employees and utilizes the state civil service process. There has been no joint procurement or contracting between the County and Authority to date. The Authority operates 209 public housing units scattered throughout the County. They have developed good relationships with local jurisdictions in which public housing is located. The Housing Authority does not intend to demolish or construct any new public housing in the foreseeable future. The Authority will continue to maintain existing public housing units utilizing Capital Fund Grants provided by HUD. The Berks County Housing Authority seeks an annual Certification of Consistency from the County Commissioners each year for the Capital Fund Grant Program.

The Reading Housing Authority serves the City of Reading. The Mayor appoints the Board members of the Authority. The Housing Authority is solely responsible for hiring of its employees and utilizes the state civil service process. There has been no joint procurement or contracting between the County and Authority to date. The Authority operates 1,603 public housing units at various locations in the City. They have developed good relationships with the City and have worked jointly to accomplish redevelopment goals. The Housing Authority does not intend to demolish or construct any new public housing in the foreseeable future. The Authority will continue to

maintain existing public housing units utilizing Capital Fund Grants provided by HUD. The Reading Housing Authority seeks an annual Certification of Consistency from the City each year for the Capital Fund Grant Program.



### **Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

5 Year Strategic Plan Monitoring response:

Performance monitoring is an important component in the long-term success of the federal grants programs. The Office of Community Development for each the County and the City is responsible for ensuring that the recipients of federal funds meet the purposes of the appropriate legislation and regulations, and that funds are disbursed in a timely fashion.

The three programs for which the City and County enter into contracts with HUD are the HOME Program, the CDBG Program, and the ESG Program. Monitoring will occur in accordance with these agreements, the certifications the City and County sign and the regulations for these programs. Monitoring responsibility for projects funded by the County will continue to be assigned to the County's Community Development Office. Monitoring responsibility for projects funded by the City will continue to be assigned to the City's Community Development Department.

The City and the County exercise a high degree of control over the projects and activities of subrecipients of the HOME , CDBG and ESG Program. Therefore, minimum monitoring procedures consist of day to day contact either by telephone or in person, copies of all project document in City and County files, written documentation of expenditures for reimbursement of costs by the City and County, and the submission of written progress reports. For the ESG Program, the City and County conducts on-site monitoring at least once during the term of the subrecipient agreement. For the CDBG Program, the City and County select a representative sample of completed projects for on-site monitoring. For the HOME Program, the City and County follow the schedule at 24 CFR Part 92.504(e) for on-site monitoring.

Both the City and County monitoring standards and procedures ensure that statutory and regulatory requirements are being met and that information submitted to HUD is correct and complete.

#### **Performance Measurement Plan**

In accordance with HUD's Community Planning and Development Notice 03-09, the County and the City must develop a Performance Measurement System designed to measure both the productivity and impact of the Community Development Block Grant Program. In accordance with the HUD Training Manual and Guidebook *Community Planning and Development Outcome Performance Measurement Framework*, Berks County and the City of Reading have developed the following:

For each activity, HUD requires that an Objective and an Outcome as per the new guidelines, are identified.

Objectives:

- Creating Suitable Living Environments
- Providing Decent Affordable Housing
- Creating Economic Opportunities

Outcomes

- Availability/ Accessibility
- Affordability
- Sustainability

The combination of these creates an Outcome Statement for each activity. The Outcome Statement is also indicated on the individual Project Activity forms under Proposed Outcome. Additionally, the County will indicate the Specific Outcome Indicators that are required to be reported to HUD for each activity.

**Priority Needs Analysis and Strategies (91.215 (a))**

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Needs Analysis and Strategies response:

**1. The priorities presented were developed by:**

- a) Weighing the severity of the need among all groups and sub groups,
- b) Analyzing the current social, housing and economic conditions
- c) Analyzing the relative needs of low and moderate income families
- d) Assessing the resources likely to be available over the next five years

**Housing and Community Development Priorities**

**1. Housing**

- Preservation of the existing affordable housing stock.
- Development of affordable housing, especially with non-profit organizations.
- Increase homeownership for lower income households through homebuyer assistance and new construction.
- The development of rental housing. In the City of Reading, rental housing development will be limited to elderly and special needs.
- Continued modernization of public housing units and development of resident services.

**2. Homeless**

- Increase permanent supportive housing and services for homeless and special needs populations.
- Improve coordination and communication among homeless and supportive service providers
- Work toward ending chronic homelessness

**3. Non-Housing Community Development Priorities**

- Provide financial support for public services that meet identifiable community needs.
- Provide financial assistance and technical support for public facility and infrastructure improvements.
- Foster local economic development and downtown revitalization.

**2. Identify any obstacles to meeting underserved needs.**

The biggest obstacle to meeting the needs of the underserved will be a considerable lack of public and private resources to fully address the priorities identified in this Consolidated Plan.

**Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

5 Year Strategic Plan Lead-based Paint response:

**1. Estimated Number of Housing Units that Contain Lead-Based Paint**

HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions; reading and learning disabilities; decreased attention span; hyperactivity and aggressive behavior. Lead-based paint was banned from residential paint in 1978. All homes built prior to that time may contain lead-based paint.

**Lead exposure may occur from the dust in the air. It is now known that eating paint chips is not the cause of lead poisoning in young children. When a surface painted with lead-based paint begins to deteriorate, lead dust is produced. Climbing a stair tread or the wind blowing through an open window will cause dust to circulate dangerously through a room.**

**Blood lead level testing is needed to determine if a child has been exposed to lead-based paint. Levels in excess of 10u/dl are considered harmful. Levels over 20u/dl are considered extremely harmful.**

The Pennsylvania Lead Elimination Plan notes that children residing in homes built prior to 1978, whose families receive Medicaid, have a history of anemia and have less than 12 years of education are particularly at risk. In 2005, the Pennsylvania Department of Health records report that 135 children in Berks County had a elevated blood lead level. It is not known how many of these children lived in Reading. Table 7 provides estimates prepared in accordance with a national study completed by HUD.

**Table 8**

# of Children Tested	Screening Rate (# tested / population)	Total # of Confirmed Cases	# of Addresses- Multiple Children w/ Confirmed EBLs *	Census 2000 Data			Estimated Population of Children < 6, 2005
				Total Housing Units	Pre-1950 Housing Units	% of Children < 6 Under Poverty	
3,149	11.30%	135	46	150,222	61,296	14.0%	27,834

**Estimate of Children Exposed to Lead Based Paint – Berks County**

*Source: Pennsylvania Department of Health, 2005*

[http://www.cdc.gov/NCEH/lead/grants/Pennsylvania/PA\\_CountyLevelSummary\\_2005.xls](http://www.cdc.gov/NCEH/lead/grants/Pennsylvania/PA_CountyLevelSummary_2005.xls)

Most of the factors that contribute to the prevalence of lead-based paint poisoning in housing can be quantified. According to the Report on the National Lead-based Paint in Housing, there are no statistically significant differences in the prevalence of lead-based paint by type of housing, market value of the home, cost of housing, household income or geographic region. By allying estimated national percentages of housing with lead-based paint to the housing stock figures from the 2000 Census, we can estimate the number of homes with lead-based paint in Berks County.

**Table 9**

**Estimated Units with Lead Based Paint –Boroughs and Townships**

Construction Year	Housing Units	Estimated Number of Housing with Lead-Based Paint	
		Units	Percent
<b>1960-1979</b>	<b>31,880</b>	<b>19,767</b>	<b>62%</b>
<b>1940-1959</b>	<b>21,122</b>	<b>16,898</b>	<b>80%</b>
<b>Pre-1940</b>	<b>29,342</b>	<b>26,408</b>	<b>90%</b>
Total:	<b>100,207</b>	<b>63,073</b>	<b>63%</b>

*Source: U.S. Census Bureau*

**Table 10**

### Estimated Units with Lead Based Paint – City of Reading

Construction Year	Housing Units	Estimated Number of Housing with Lead-Based Paint	
		Units	Percent
<b>1960-1979</b>	<b>4,571</b>	<b>2,834</b>	<b>62%</b>
<b>1940-1959</b>	<b>4,791</b>	<b>3,832</b>	<b>80%</b>
<b>Pre-1940</b>	<b>24,014</b>	<b>21,613</b>	<b>90%</b>
<b>Total:</b>	<b>34,276</b>	<b>28,279</b>	<b>63%</b>

*Source: U.S. Census Bureau*

Based on these estimates, 91,352 housing units (an estimated 63,073 homes in the boroughs and townships and an estimated 28,279 homes in the City of Reading) have lead based paint that present a potential hazard. However, the number of these homes with children under age 6 is unknown.

## **2. Estimated Number of Housing Units that Potentially Contain Lead-Based Paint by Income Category**

CHAS Data 2000 contains information about units affordable to low income households. The information only identifies total units and units constructed before 1970. The information does not provide a further break down of units by decade built.

Using data provided by HUD, it is also possible to approximate the number of housing units that may contain lead based paint and that are occupied by LMI households. The significance of this data is that LMI owner households who are cost burdened may not have the resources to abate lead based paint in their homes. LMI renter households may not even be aware that their leased units contain lead based paint, or they may be hesitant to ask their landlord to abate the problem for fear of being evicted or having their rent increased. The following tables provide an estimate of the number of renter and owner housing units by level of affordability (0 – 80% MFI), by tenure, and the number of bedrooms. This data is matched against the number of units built before 1970 to estimate the number of units that potentially contain lead-based paint. The first table and analysis is for Berks County and the second for the City of Reading.

### **Berks County**

**Table 11**

#### **Number of Units by Age, Tenure, and Affordability**

Housing Units by Affordability	Renter Units by Number of Bedrooms				Owner Units by Number of Bedrooms			
	0-1	2	3+	Total	0-1	2	3+	Total
<b>0-&lt;30% of MFI</b>								
Occupied Units	2,985	1,860	2,395	7,240	N/A	N/A	N/A	N/A
Built Prior to 1970	1,671	1,339	2,035	5,045	N/A	N/A	N/A	N/A
<b>30-&lt;50% of MFI</b>								
Occupied Units	6,015	5,515	3,960	15,490	1,140	5,980	22,135	29,255
Built Prior to 1970	4,872	4,577	3,484	12,933	775	3,887	18,814	23,476
<b>50-&lt;80% of MFI</b>								
Occupied Units	4,280	5,200	3,300	12,780	634	5,995	33,600	40,229
Built Prior to 1970	2,696	2,704	2,211	7,611	481	4,676	19,488	24,645
<b>Total Units Built Prior to 1970</b>	<b>9,239</b>	<b>8,620</b>	<b>7,730</b>	<b>25,589</b>	<b>1,256</b>	<b>8,563</b>	<b>38,302</b>	<b>48,121</b>

Source: U.S. Census Bureau; U. S. Dept. of HUD, SOCDS Data

The following analysis is based on the above table:

#### 0 – 30% MFI:

HUD estimated that 5,045 rental units were occupied by extremely low income households were built prior to 1970. This represents 69% of the housing stock affordable to households with incomes of less than 30% of the MFI.

#### 30-50% MFI:

12,933 units constructed prior to 1970 were identified as affordable to households with incomes between 30-50% of the MFI, which represents 83% of the stock affordable to households with incomes between 30-50% MFI.

#### 50-80% MFI:



A total of 7,611 units were identified as constructed prior to 1970 and occupied by households with incomes between 50-80% of the MFI. This represents 59% of the housing stock affordable to households with incomes between 50-80% of MFI.

Altogether, 25,589 rental units were occupied by LMI households in 2000 and built prior to 1970. This was equivalent to 72% of the total 2000 housing stock for those between 0 – 80% MFI.

For owner-occupied units, a total of 48,121 units were identified as occupied by and affordable to LMI households and built prior to 1970.

## City of Reading

**Table 12**

### Number of Units by Age, Tenure, and Affordability

Housing Units by Affordability	Renter Units by Number of Bedrooms				Owner Units by Number of Bedrooms			
	0-1	2	3+	Total	0-1	2	3+	Total
<b>0-&lt;30% of MFI</b>								
Occupied Units	1,995	915	935	3,845	N/A	N/A	N/A	N/A
Built Prior to 1970	1,254	754	875	2,883	N/A	N/A	N/A	N/A
<b>30-&lt;50% of MFI</b>								
Occupied Units	3,500	2,360	2,025	7,885	479	1,840	10,740	13,059
Built Prior to 1970	2,951	2,115	1,875	6,940	440	1,726	10,353	12,519
<b>50-&lt;80% of MFI</b>								
Occupied Units	1,155	890	730	2,775	87	368	1,095	1,550
Built Prior to 1970	936	610	645	2,191	87	270	815	1,172
<b>Total Units Built Prior to 1970</b>	<b>5,140</b>	<b>3,478</b>	<b>3,396</b>	<b>12,014</b>	<b>527</b>	<b>1,996</b>	<b>11,168</b>	<b>13,691</b>

Source: U.S. Census Bureau; U. S. Dept. of HUD, SOCDS Data

The following analysis is based on the table above:

0 – 30% MFI:

HUD estimated that 2,883 rental units were occupied by extremely low income households were built prior to 1970. This represents 74% of the housing stock affordable to households with incomes of less than 30% of the MFI.

30-50% MFI:

6,940 units constructed prior to 1970 were identified as affordable to households with incomes between 30-50% of the MFI, which represents 88% of the stock affordable to households with incomes between 30-50% MFI.

50-80% MFI:

A total of 2,191 units were identified as constructed prior to 1970 and occupied by households with incomes between 50-80% of the MFI. This represents 78% of the housing stock affordable to households with incomes between 50-80% of MFI.

Altogether, 12,014 rental units were occupied by LMI households in 2000 and built prior to 1970. This was equivalent to 82% of the total 2000 housing stock for those between 0 – 80% MFI.

For owner-occupied units, a total of 13,691 units were identified as occupied by and affordable to LMI households and built prior to 1970.

The above analysis was conducted in order to estimate the number of units occupied by households earning between 0 – 80% of MFI that might contain lead-based paint. Given the limited data available to correlate income by age of housing stock, the HUD CHAS data provided a reasonable estimate of the number of housing units constructed prior to 1970 as well as the number of units occupied by income level in Berks County and the City of Reading. The data highlights the high probability that those with 0 – 80% MFI are much more likely to occupy units that were built before 1970, thus were more likely to have higher exposure levels to lead-based paint.

## **2. Actions Being Taken to Reduce Lead-Based Paint**

The lead based paint rules at 24 CFR Part 35, went into effect in 2002. The City and County's strategy to reduce the hazards presented by units which contain lead-based paint includes:

- 1) improved educational efforts to inform households of the hazards of lead-based paint
- 2) of existing municipal codes and encouragement of housing codes which promote lead abatement
- 3) funding to assist low-income homeowners to abate lead-based paint hazards within the Boroughs and Townships when a child is identified with an Elevated Blood Lead Level.
- 4) Within the City, abate lead hazards in vacant units being rehabilitated for occupancy.

## HOUSING

### Housing Needs (91.205)

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

5 Year Strategic Plan Housing Needs response:

#### **1. Estimated Housing Needs**

#### Current Estimates and Five-year Projections

The 1990 Census reported 134,482 housing units in Berks County including 34,276 units in the City of Reading. The 2000 Census reported that the number of housing units in Berks County increased during the 1990s by 11.7 percent to 150,222. The City of Reading's housing stock increased by 33 units during the 1990s to 34,309. Berks Vision 2020 notes that the rate of increase in housing in Berks County during the 1990s was modest in comparison to the previous decades. During the 1970s, the number of housing units in Berks County increased by about 19 percent, while during the 1980s the number of units increased by a little more than 12 percent.

Information from HUD's CHAS Databook (based on the 2000 Census) has been used to prepare the following narrative. HUD has determined that certain criteria result in housing problems for various household types. These criteria include cost burden (paying more than 30% or more than 50% of gross household income for housing costs); occupying a substandard dwelling unit (lacking complete plumbing or kitchen facilities); or, being overcrowded (having more than one person per room). This data is the most current information available on which to base the County's housing needs assessment.

Table 11 on the following page categorizes households in need as follows:

- Extremely low income (0% to <30% of the median family income)
- Very low income (30% to <50% of the median family income)
- Low income (50% to <80% of the median family income).

Table 13 also provides a summary of the number of households in each income category by tenure and household type and the percent of such households that had a housing problem in 2000. The needs of various households, by household type within each income category, are described. The extent to which the households within each group are cost burdened and extremely cost burdened, and/or living in substandard housing, is examined. Also, the extent to which such problems impact minority households is reviewed.

Berks Vision 2020 notes that from 1950 to 1990, there was a marked decrease in the proportion of renter-occupied housing stock in Berks County, declining from 35.7 percent in 1950 to 26.1 percent in 1990. The ratio of owner units to renter units, however, stayed the same during the 1990s. The 2000 Census showed that 104,693 or 74 percent of Berks County's occupied housing units were owner-occupied and 36,877 or 26 percent were renter-occupied. The County's 2000 home ownership rate was higher than the State-wide rate of 71.3 percent.

The former Wyomissing Hills Borough had the highest rate of owner-occupied units at 96 percent. It is now merged into Wyomissing Borough. For the most part, there was a higher concentration of owner-occupied units in the Townships, where owner-occupancy rate over 80 percent were common. The lowest rate of home ownership was in the City of Reading where there were 15,367 owner-occupied units representing 51 percent of the total occupied units. Home ownership was also low in Kutztown Borough at 51 percent, Sinking Spring Borough at 55 percent, Lyons Borough at 57.1 percent, and West Reading Borough at 58.8 percent.

Table 13

## Berks County - Lower Income Households with Housing Problems by Income Group

Income Category by Housing Problem	RENTERS					OWNERS				
	Elderly	Small Families	Large Families	All Others	Total	Elderly	Small Families	Large Families	All Others	Total
<b>Extremely Low Income (0-&lt;30% of MFI)</b>	<b>2,514</b>	<b>2,534</b>	<b>809</b>	<b>2,584</b>	<b>8,441</b>	<b>3,766</b>	<b>988</b>	<b>395</b>	<b>916</b>	<b>6,065</b>
% with Any Housing Problem	63.8	77.3	88.3	66.9	71.2	76	79.8	91.1	80.3	78.2
% Cost Burdened	62.6	73.4	74.7	65	67.7	75.3	77.8	86.1	78.8	77
% Extremely Cost Burdened	43.7	55.4	48.8	50.7	49.9	42.1	67.3	70.9	62	51.1
<b>Very Low Income (30-&lt;50% of MFI)</b>	<b>2,321</b>	<b>1,913</b>	<b>594</b>	<b>1,750</b>	<b>6,578</b>	<b>5,604</b>	<b>1,642</b>	<b>745</b>	<b>928</b>	<b>8,919</b>
% with Any Housing Problem	61.7	65.5	78.1	66	65.4	35.6	71.4	72.5	68.2	48.6
% Cost Burdened	60	59	52	63.4	59.9	34.7	70.9	65.1	67.8	47.3
% Extremely Cost Burdened	18.2	7.3	5.7	13.1	12.6	12.2	39	22.8	42.6	21.2
<b>Low Income (50-&lt;80% of MFI)</b>	<b>1,955</b>	<b>2,954</b>	<b>859</b>	<b>2,894</b>	<b>8,662</b>	<b>8,147</b>	<b>5,628</b>	<b>1,738</b>	<b>2,242</b>	<b>17,755</b>
% with Any Housing Problem	39.6	21.8	41.8	20.9	27.5	15.6	44	48.8	52.5	32.5
% Cost Burdened	38.4	15.4	9.8	16.7	20.5	15.3	43	39.3	52.3	31.1
% Extremely Cost Burdened	4.9	1	0.5	1.2	1.9	4.5	10.4	6	17.3	8.1
<b>Middle Income (80% of MFI &amp; above)</b>	<b>1,477</b>	<b>5,520</b>	<b>773</b>	<b>5,405</b>	<b>13,175</b>	<b>11,968</b>	<b>44,884</b>	<b>7,129</b>	<b>7,959</b>	<b>71,940</b>
% with Any Housing Problem	12.3	5.5	26.3	3.3	6.6	7	8.8	14.8	16.8	10
% Cost Burdened	10.7	1.2	1	1.7	2.4	6.7	8.4	9	15.8	9
% Extremely Cost Burdened	4.7	0.2	0.5	0	0.6	0.7	0.7	0.3	1.5	0.8
<b>Total</b>	<b>8,267</b>	<b>12,921</b>	<b>3,035</b>	<b>12,633</b>	<b>36,856</b>	<b>29,485</b>	<b>53,142</b>	<b>10,007</b>	<b>12,045</b>	<b>104,679</b>

Source: State of the Cities Data System: HUD CHAS Table 1C

## **Categories of Persons Affected: Berks County**

### **Renter Households**

Lower income renter households consisting of households with incomes of less than 80% of the MFI accounted for 64% of all renter households in the County

The following narratives describe the housing problems experienced by each of these household types.

#### **Extremely Low Income (0-<30% of MFI)**

Extremely low income renters experienced the greatest degree of housing problems among all household types and among all income groups. Overall, 71.2% had housing problems, 67.7% experienced cost burden, and 49.9% were extremely cost burdened.

- “All other” households were the largest group in this income category, which numbered 2,584 and comprised 30.6% of all extremely low income renter households. Sixty-six percent reported housing problems with nearly the same percentage (65%) reporting cost burden, and 50.7% reported extreme cost burden
- Small family households were the second largest household type within this income category (30%). Their level of housing problems was higher than elderly households. Seventy-seven percent of small family households experienced housing problems with nearly the same percentage (73%) reporting cost burden. Fifty-five percent reported being extremely cost burdened.
- Elderly households were the third group in this income category with 2,514 households representing 29% of all extremely low income renter households.
- Large families comprised the smallest group of households in this income category (809) and represented only 9% of all extremely low income renter households. However, this household type experienced the highest rate of cost burden (74.7%).

#### **Very Low Income (30-<50% of MFI)**

Very low income renter households numbered 6,578 and represented 27% of all lower income renters. This slight increase in income (above 30% of the MFI) for a family of four in 2000 made some difference in the degree of housing problems experienced by households in this income category. Overall, 65% of households experienced housing problems (compared to 71% among extremely low income renters). Fifty-nine percent experienced cost burden (compared to 67% of extremely low income renters) and only 12% were extremely cost burdened (compared to 49% of extremely low income renters). It is evident

that increasing income decreases the rate of housing problems, most specifically the degree to which households are cost burdened.

- Elderly households numbered 2,321 and were the largest group of households in this income category (35%) but they experienced the lowest rates of housing problems. Sixty-one percent had housing problems, with almost the same percentage experiencing cost burden (60%). Eighteen percent were extremely cost burdened.
- Small families numbered 1,913 and represented 29% of households in this income category. Their degree of housing problem was higher than the elderly, but slightly less than large families. Sixty-five percent had housing problems with 59% reporting extreme cost burden.
- “All other” household types numbered 1,750 and comprised 26% of all very low income renter households. Sixty-six percent had housing problems, with 63% experiencing cost burden. Thirteen percent were extremely cost burdened.
- Large families numbered only 594 and represented the smallest group within this household type (9%). However, as with extremely low income renters, very low income large family households experienced rates of housing problems higher than any other household type in this income category and higher than this income group overall. The rate of cost burden was lower at 52%, and the rate of extreme cost burden was the lowest among this group of households at only 5%.

#### **Low Income (50-<80% of MFI)**

Low income renter households numbered 8,662 and accounted for 36% of all lower income renter households in Berks County in 2000. This increase in income resulted in better living conditions for a majority of the households. Overall, 27% reported housing problems, 20% reported cost burden and 1% reported extreme cost burden.

- Small families were the largest group with 2,954 households, comprising 34% of this income category. Twenty-eight percent reported housing problems, 21% reported being cost burdened and 0.5% of households reported extreme cost burden.
- “All other” household types were the second group with 3,085 households, representing 34% of this income category. These households also experienced the lowest rate of housing problems among all low income renter households. Only 27% reported housing problems with nearly the same percentage (25%) being cost burdened. Only 1% was extremely cost burdened.
- Elderly households numbered 1,955 and accounted for 22% of this income category. Thirty-nine percent reported housing problems, 38% reported cost burden and 4% reported extreme cost burden.
- Large families were once again the smallest group, numbering 859 and accounting for only 9% of all low income renter households. Housing problems for large families in this income category were high. Forty-one percent reported housing problems and 9% reported cost burden.

#### **Middle Income and Higher (80% of MFI and higher)**

Middle income renter households numbered 14,224 and accounted for 60% of all renter households in Berks County in 2000. Housing problems were the lowest for this income category as household income rose to the range of \$34,761 and higher. This increase in income resulted in better living conditions for the vast majority of the households. Overall, only 6% reported housing problems while 3% reported being cost burdened.



- Small families were the largest group with 5,520 households, comprising 41% of this income category. Only 5% reported housing problems with 1% reporting a cost burden.
- “All other” household types were the second largest group with 5,405 households, representing 41% of this income category. Only 3% reported housing problems and only 1% reported cost burden.
- Elderly households numbered 1,477 and accounted for 11% of this income category. Twelve percent experienced housing problems, and 10% were cost burdened.
- Large families were the smallest group, numbering only 773 and representing 5% of households in this income category. Housing problems for large families in this income category, however, were still significantly high with 26% reporting housing problems.

### **Owner Households**

Lower income owner households consisting of households with incomes of less than 80% of the MFI accounted for 31% of all owner households in the County. .

Elderly households numbered 17,517 and comprised the majority of lower income owners (53%). Small families numbered 8,258 and were the second largest group of lower income owners (25%). “All other” households numbered 4,086 and represented 12% of all lower income owner households. Large families numbered 2,878 and were the smallest group of low income owners (8%).

The following narratives describe the housing problems experienced by each of these household types.

### **Extremely Low Income (0-<30% of MFI)**

Extremely low income owners numbered 6,065 and accounted for 18% of all lower income owner households. Overall, this group experienced higher rates of housing problems than renter households in the same income group. Seventy-eight percent had housing problems and almost the same percentage (77%) experienced cost burden. Fifty-one percent experienced extreme cost burden.

- Elderly households comprised the majority (62%) in this income category. Seventy-six percent had housing problems and 75% reported cost burden. Forty-two percent reported extreme cost burden.

- Small families numbered 988 and were the second-largest group (16%) and had the second highest rate of housing problems among all extremely low income homeowners. Seventy-nine percent had housing problems, with 77% reporting cost burden. Sixty-seven percent reported extreme cost burden.
- “All other” household types numbered 916 and represented 15% of this income category. Eighty percent reported housing problems, and 78% reported cost burden. Sixty-two percent reported extreme cost burden.
- Large families numbered only 395, comprising 6% of extremely low income owner households, but once again had the highest rate of housing problems among this income group. Ninety-one percent reported housing problems with 86% reporting cost burden. Seventy percent reported extreme cost burden.

### **Very Low Income (30-<50% of MFI)**

There were 8,919 very low income homeowners. This represented 27% of all lower income homeowners. Overall, this income group experienced housing problems to a lesser degree than extremely low income owners, but were still impacted more than low income owner households. Almost half reported housing problems (48%) and cost burden (47%). Twenty-one percent reported extreme cost burden.

- Elderly households comprised the majority (62%) of this household type numbering 5,604. They also had the lowest rate of housing problems: 35% reported housing problems with almost the same percentage reporting cost burden, and 12% reported extreme cost burden.
- Small families numbered 1,642 and comprised 18% of all very low income homeowners. Housing problems were high among this group: 71% reported housing problems, and 70% reported cost burden. Thirty-nine percent reported extreme cost burden.
- “All other” household types numbered 928 and comprised 10% of this income category. Sixty-eight percent (68%) reported housing problems and almost the same percentage reported cost burden. Forty-two percent reported extreme cost burden.
- Large families were the smallest category (8%), and the 745 households reported rates of housing problems nearly identical to small families and “all other” households in the same income category. Seventy-two percent had housing problems, 65% reported cost burden and 22% were extremely cost burdened.

### **Low Income (50-<80% of MFI)**

Low income homeowners were the majority (54%) of all lower income owner households in Berks County in 2000. The 17,755 households also had the lowest rate of housing problems. Overall, this group had the lowest rate of housing problems: 32% reported housing problems and 31% reported cost burden. Only 8% reported extreme cost burden.

- Elderly households numbered 8,147 and comprised the majority (45%) of low income homeowners. They also had the lowest rate of housing problems in this income category: 15% reported housing problems and the same percentage reported cost burden, while 4% reported extreme cost burden.
- Small families numbered 5,628 and represented 31% of this income category. Forty-four percent reported housing problems, and the same percentage reported cost burden. Only 10% reported extreme cost burden.

- “All other” household types numbered 2,242 and represented 12% of this income group. Fifty-two percent reported housing problems, and the same percentage reported cost burden. However, 17% reported extreme cost burden.
- Large families were the smallest group at 1,738 and represented 10% of this income category. Forty-eight percent reported housing problems, 39% reported cost burden and 6% reported extreme cost burden.

### **Middle Income (80% of MFI and higher)**

Middle income homeowners numbered 71,940 households in 2000 and comprised the majority (68%) of all owner households in Berks County. These households also had the lowest rate of housing problems. Overall, this group of homeowners had the lowest rate of housing problems: only 10% reported housing problems, 9% reported cost burden and less than 1% reported extreme cost burden.

- Small family households numbered 44,884 and comprised the majority (62%) of this household type. They experienced a low rate of housing problems: 8% reported housing problems and the same percentage reported cost burden, while fewer than 1% reported extreme cost burden.
- Elderly households numbered 11,968 and represented 16% of this income category. Only 7% reported housing problems, and about the same percentage reported cost burden. Less than 1% reported extreme cost burden.
- All other household types numbered 7,959 and represented 11% of this income category. They also experienced the highest rates of housing problems among all homeowners in this income category: 16% reported housing problems, 15% reported cost burden and 1% reported extreme cost burden.
- Large family households numbered 7,129 and represented 9% of this income group. Their rates of housing problems were higher than small families and elderly households in the same income category: 14% reported housing problems, 9% reported cost burden, and less than 1% reported extreme cost burden.

## **2. Finding of Disproportionate Need by Racial Group: Berks County**

To determine the extent to which any racial group has a greater housing need in comparison to overall County need, data detailing information for black non-Hispanic, white non-Hispanic, and Hispanic households is presented below.

A racial group is defined as having a disproportionate need when the percentage of housing need for that group is at least 10 percentage points higher than the percentage of housing need for Berks County as a whole.

In the tables below, black non-Hispanic renters are compared with white non-Hispanic and Hispanic renters; and black non-Hispanic owners are compared with white non-Hispanic and Hispanic owners. To simplify the text, black non-Hispanic households are referred to simply as black households, and white non-Hispanic households are referred to as white households. Hispanic households are referred to as Hispanic.

The following tables show the racial groups with disproportionate need.

**Table 14**

**Berks County**

**Lower Income Renter Households with Housing Problems**

Income Category by Housing Problem	BLACK RENTERS				WHITE RENTERS				HISPANIC RENTERS			
	Elderly	All Families	All Others	Total	Elderly	All Families	All Others	Total	Elderly	All Families	All Others	Total
<b>Extremely Low Income</b>	55	260	165	480	2,605	1,205	1,460	5,270	305	1,520	450	2,275
% with Any Housing Problem	72.7	78.8	66.7	74	63.9	78.8	76.4	70.8	59	81.6	72.2	76.7
<b>Very Low Income</b>	34	220	140	394	2,420	1,360	1,495	5,275	65	895	275	1,235
% with Any Housing Problem	88.2	84.1	75	81.2	50.2	80.5	73.2	64.5	84.6	69.3	81.8	72.9
<b>Low Income</b>	15	280	125	420	1,705	1,960	2,550	6,215	4	1,150	325	1,479
% with Any Housing Problem	0	44.6	16	34.5	44.3	28.6	29.2	33.1	0	31.3	21.5	29.1
<b>Total</b>	<b>104</b>	<b>760</b>	<b>430</b>	<b>1,294</b>	<b>6,730</b>	<b>4,525</b>	<b>5,505</b>	<b>16,760</b>	<b>374</b>	<b>3,565</b>	<b>1,050</b>	<b>4,989</b>

Source: HUD CHAS Table 1C

**Table 15**

**Berks County**

**Lower Income Owner Households with Housing Problems**

Income Category by Housing Problem	BLACK OWNERS				WHITE OWNERS				HISPANIC OWNERS			
	Elderly	All Families	All Others	Total	Elderly	All Families	All Others	Total	Elderly	All Families	All Others	Total
<b>Extremely Low Income</b>	20	30	8	58	2,225	690	560	3,475	35	240	19	294
% with Any Housing Problem	50	100	50	75.9	77.5	79.7	79.5	78.3	57.1	83.3	78.9	79.9
<b>Very Low Income</b>	14	49	4	67	4,540	1,305	665	6,510	24	265	35	324
% with Any Housing Problem	71.4	91.8	0	82.1	38.8	73.6	70.7	49	83.3	81.1	100	83.3
<b>Low Income</b>	8	145	10	163	5,570	4,710	1,655	11,935	25	660	60	745
% with Any Housing Problem	50	44.8	100	48.5	16.8	50.8	56.5	35.7	0	50.8	50	49
<b>Total</b>	42	224	22	288	12,335	6,705	2,880	21,920	84	1,165	114	1,363

Source: HUD CHAS Table 1C

The highlighted boxes represent those sections of the population with a disproportionate need.

### **Renter Households**

Lower income renter households numbered 23,681 in 2000 and accounted for 64% of all renter households (36,856). White households represented 69% of all renter households, Black households accounted for 6 %, and Hispanic households accounted for 21%. The remaining 4% is made up of Native American, Pacific Islander, and Asian households.

- 1) Extremely Low Income (0-<30% of MFI)  
By household type, family households were impacted the greatest with Hispanic family households experiencing housing problems (81%), and 78.9% of Blacks and 78.4% of Whites experiencing housing problems. Elderly Hispanic households were the least impacted, with fewer experiencing problems (47.9%) than elderly Black households (65.2%).
- 2) Very Low Income (30-<50% of MFI)  
Very low income elderly Black households experienced housing problems at a rate of 70.6%, compared to 71.4% for very low income elderly Hispanic households.
- 3) Low Income (50-<80% of MFI)  
There were only 415 low income Black renter households compared to 6,890 white renter households.

### **Owner Households**

Lower income owner households numbered 32,739 in 2000 and accounted for 31% of all owner households (104,679). White households represented 90% of this group, Black households accounted for 2%, and Hispanic households accounted for 6%. The remaining 2% is made up of Native American, Pacific Islander, and Asian households.

- 1) Extremely Low Income (0-<30% of MFI)  
Eighty percent of all extremely low income Hispanic homeowners experienced housing problems compared to 78% among Whites and 78.9% for Blacks.
- 2) Very Low Income (30-<50% of MFI)  
Hispanic households experienced the highest level of housing problems at 73.2%, compared to 61.8% for Black households and 46.4% for White households. Black "All other" households experienced the highest level of housing problems of any of the categories (100%).
- 3) Low Income (50-<80% of MFI)  
Low income Black homeowners had a higher overall rate of housing problems (42.6%) compared to 40.4% of Hispanic homeowners and 31.5% for White households.

### **Summary of Disproportionate Housing Need: Berks County**

#### **Renters**

Based on the analysis of housing problems experienced by various household types by racial groups, among renters, the following are the racial groups experiencing disproportionate affordable housing needs:

- Very low income elderly Black renters reported a rate of housing problems at 70.6%, which is 8.9% higher than the rate of housing problems experienced by all elderly renter households in the same category (61.7%).

- Low income “All others” family renters reported a rate of housing problems at 42.9%, which is twenty-two percentage points higher than the rate of housing problems experienced by all “All others” renter households in the same category (20.9%).

**Homeowners**

Among homeowners, more Black household types were disproportionately impacted. Very low income and low income categories of Black elderly homeowners experienced a disproportionately higher rate of housing need than elderly households as a whole. The rate of housing problems among very low income Black elderly owners was 66.7% compared to 35.6% for all elderly homeowners in the County. Very low Black “All others” reported 100% with housing problems, compared to 68.2% Countywide

(To determine the rate of housing problems experienced by all family households within the same income category, the rates of small families and large families were calculated as one household type.)

## Categories of Persons Affected: City of Reading

Table 16

Income Category by Housing Problem	RENTERS					OWNERS				
	Elderly	Small Families	Large Families	All Others	Total	Elderly	Small Families	Large Families	All Others	Total
<b>Extremely Low Income (0-&lt;30% of MFI)</b>	<b>1,262</b>	<b>1,924</b>	<b>684</b>	<b>1,535</b>	<b>5,405</b>	<b>1,009</b>	<b>350</b>	<b>256</b>	<b>318</b>	<b>1,933</b>
% with Any Housing Problem	61.6	78.2	89	59.9	70.5	74.3	71.4	94.5	71.7	76
% Cost Burdened	61.6	73.5	74.4	58.6	66.6	74.3	71.4	93	70.4	75.6
% Extremely Cost Burdened	39.5	56.1	48.2	41.4	47	38.2	58.6	76.2	54.7	49.6
<b>Very Low Income (30-&lt;50% of MFI)</b>	<b>723</b>	<b>1,139</b>	<b>444</b>	<b>924</b>	<b>3,230</b>	<b>1,075</b>	<b>522</b>	<b>395</b>	<b>252</b>	<b>2,244</b>
% with Any Housing Problem	50.2	60.1	75.2	55.1	58.5	27	65.5	64.6	70.6	47.5
% Cost Burdened	49.1	50.8	45.9	52.4	50.2	27	64	53.2	70.6	45.1
% Extremely Cost Burdened	8.6	5.7	5.4	6.4	6.5	7.4	19	8.9	35.3	13.5
<b>Low Income (50-&lt;80% of MFI)</b>	<b>447</b>	<b>1,188</b>	<b>473</b>	<b>1,050</b>	<b>3,158</b>	<b>1,279</b>	<b>1,305</b>	<b>558</b>	<b>613</b>	<b>3,755</b>
% with Any Housing Problem	22.8	17.9	49.3	17.1	23.1	8.9	30.3	32.8	39.6	24.9
% Cost Burdened	22.8	7.9	1.7	11.9	10.4	8.6	28.4	20.3	39.6	22.3
% Extremely Cost Burdened	1.8	1.3	0.8	0	0.9	2	4.2	0.7	9.6	3.8
<b>Middle Income (80% of MFI &amp; above)</b>	<b>235</b>	<b>1,200</b>	<b>265</b>	<b>1,210</b>	<b>2,910</b>	<b>1,248</b>	<b>3,979</b>	<b>994</b>	<b>1,173</b>	<b>7,394</b>
% with Any Housing Problem	0	12.5	45.3	2.1	10.1	3	6.3	11	10.5	7
% Cost Burdened	0	1.7	0	0	0.7	2.7	4.6	0.4	10.1	4.6
% Extremely Cost Burdened	0	0.8	0	0	0.3	0	0.1	0	0	0.1
<b>Total</b>	<b>2,667</b>	<b>5,451</b>	<b>1,866</b>	<b>4,719</b>	<b>14,703</b>	<b>4,611</b>	<b>6,156</b>	<b>2,203</b>	<b>2,356</b>	<b>15,326</b>

Source: State of the Cities Data System: HUD CHAS Table 1



## **Renter Households**

Lower income renter households consisting of households with incomes of less than 80% of the MFI accounted for 80% of all renter households in the City. .

Small families consisting of 2-4 related members numbered 1,924 and were the largest group of lower income renters (35%). The households collectively referred to as “all other” households by HUD, the second largest group, numbered 1,535 and represented 28% of all lower income renter households in the City in 2000. Elderly households, consisting of 1 or 2 persons with either person being 62 years of age or older, numbered 1,262 and were the third largest group of lower income renters (23%). Large families of 5 or more related members numbered 684 and were the smallest income group (12%).

The following narratives describe the housing problems experienced by each of these household types.

### **Extremely Low Income (0-<30% of MFI)**

Extremely low income renters experienced the greatest degree of housing problems among all household types and among all income groups. Overall, 70% had housing problems, 66% experienced cost burden and 47% were extremely cost burdened.

### **Very Low Income (30-<50% of MFI)**

Very low income renter households numbered 3,230 and represented 27% of all lower income renters. This slight increase in income (above 30% of the MFI) for a family of four in 2000 made some difference in the degree of housing problems experienced by households in this income category. Overall, 58% of households experienced housing problems. Fifty percent experienced cost burden and only 6% were extremely cost burdened. It is evident that increasing income decreases the rate of housing problems, most specifically the degree to which households are cost burdened.

- Small families numbered 1,139 and represented 35% of households in this income category. Their degree of housing problems was much higher than the elderly. Sixty

percent had housing problems with 50% experiencing cost burden. Five percent reported extreme cost burden.

- All other household types numbered 924 and comprised 28% of all very low income renter households. Fifty-five percent had housing problems, with 52% experiencing cost burden. Six percent were extremely cost burdened.
- Elderly households numbered 723 and were the largest group of households in this income category (22%) but they experienced the lowest rates of housing problems. Fifty percent had housing problems, with almost the same percentage experiencing cost burden. Eight percent were extremely cost burdened.
- Large families numbered only 444 and represented the smallest group within this household type (13%). However, as with extremely low income renters, very low income large family households experienced rates of housing problems higher than any other household type in this income category and higher than this income group overall. The rate of cost burden was lower at 45%, and the rate of extreme cost burden was the lowest among this group of households at only 5%.

### **Low Income (50-<80% of MFI)**

Low income renter households numbered 3,158 and accounted for 26% of all lower income renter households in the City of Reading in 2000. Housing problems were significantly lower for this income category as household income rose to the range of \$---- to \$----. This increase in income resulted in better living conditions for a majority of the households. Overall, 23% reported housing problems, 10% reported cost burden and less than 1% reported extreme cost burden.

- Small families were the largest group with 1,188 households, comprising 37% of this income category. Seventeen percent reported housing problems, 7% reported being cost burdened and 1.5% of households reported extreme cost burden.
- All other household types were the second largest group with 1,050 households, representing 33% of this income category. These households also experienced the lowest rate of housing problems among all low income renter households. Only 17% reported housing problems with 11% being cost burdened.
- Large families numbered 473 and accounted for 14% of all low income renter households. Housing problems for large families in this income category were high. Forty-nine percent reported housing problems and 1.7% reported cost burden.
- Elderly households numbered 447 and accounted for 14% of this income category. Twenty-two percent reported housing problems, 22% reported cost burden and 1.8% reported extreme cost burden.

### **Middle Income and Higher (80% of MFI and higher)**

Middle income renter households numbered 2,910 and accounted for 19% of all renter households in the City of Reading in 2000. Housing problems were the lowest for this income category as household income rose to the range of \$---- and higher. This increase in income resulted in better living conditions for the vast majority of the households. Overall, only 10% reported housing problems while less than 1% reported being cost burdened.

- All other household types were the largest group with 1,210 households, representing 41% of this income category. Only 2% reported housing problems and no renter households were reported as cost burdened or extremely cost burdened for households 80% MFI and higher.

- Small families were the second largest group with 1,200 households, comprising 41% of this income category. Only 12% reported housing problems with less than 1% reporting a cost burden.
- Large families numbered 265 and represented 9% of households in this income category. Housing problems for large families in this income category, however, were still significantly high with 45% reporting housing problems. No large families were cost burdened.
- Elderly households numbered 235 and accounted for 8% of this income category.

### **Owner Households**

Lower income owner households consisting of households with incomes of less than 80% of the MFI accounted for 51% of all owner households in the City.

Elderly households numbered 3,363 and comprised the largest category of lower income owners (42%). Small families numbered 2,177 and were the second largest group of lower income owners (27%). Large families numbered 1,209 low income owners (15%). The remaining “all other” households numbered 1,183 and represented 14% of all lower income owner households.

The following narratives describe the housing problems experienced by each of these household types.

### **Extremely Low Income (0-<30% of MFI)**

Extremely low income owners numbered 1,933 and accounted for 24% of all lower income owner households. Overall, this group experienced higher rates of housing problems than renter households in the same income group. Seventy-six percent had housing problems and almost the same percentage (75%) experienced cost burden. Forty-nine percent experienced extreme cost burden.

- Elderly households comprised the majority (52%) in this income category. Seventy-four percent had housing problems and the same percentage reported cost burden. Thirty-eight percent reported extreme cost burden.
- Small families numbered 350 and were the second-largest group (18%). Seventy-one percent had housing problems, with the same percentage reporting cost burden. Fifty-eight percent reported extreme cost burden.

- “All other” household types numbered 318 and represented 16% of this income category. Seventy-one percent reported housing problems, and almost the same percentage reported cost burden. Fifty-four percent reported extreme cost burden.
- Large families numbered only 256, comprising 13% of extremely low income owner households, but once again had the highest rate of housing problems among this income group. Ninety-four percent reported housing problems with 93% reporting cost burden. Seventy-six percent reported extreme cost burden.

### **Very Low Income (30-<50% of MFI)**

Very low income homeowners numbered 2,244. This represented 28% of all lower income homeowners. Overall, this income group experienced housing problems to a lesser degree than extremely low income owners, but were still impacted more than low income owner households. Almost half reported housing problems (47%) and cost burden (45%). Thirteen percent reported extreme cost burden.

- Elderly households comprised the majority (47%) of this household type numbering 1,075. They also had the lowest rate of housing problems: 27% reported housing problems with almost the same percentage reporting cost burden, and 7% reported extreme cost burden.
- Small families numbered 522 and comprised 23% of all very low income homeowners. Housing problems were high among this group: 65% reported housing problems, and 64% reported cost burden. Nineteen percent reported extreme cost burden.
- Large families were 17% of the total, with 395 households reporting rates of housing problems nearly identical to small families and “all other” households in the same income category. Sixty-four percent had housing problems, 53% reported cost burden and 8% were extremely cost burdened.
- “All other” household types numbered 252 and comprised 11% of this income category. Seventy percent (70%) reported housing problems and the same percentage reported cost burden. Thirty-five percent reported extreme cost burden.

### **Low Income (50-<80% of MFI)**

Low income homeowners were the majority (47%) of all lower income owner households in the City of Reading in 2000. The 3,755 households also had the lowest rate of housing problems. Overall, this group had the lowest rate of housing problems: 24% reported housing problems and 22% reported cost burden. Only 3% reported extreme cost burden.

- Small families numbered 1,305 and represented 34% of this income category. Thirty percent reported housing problems, and almost the same percentage reported cost burden. Only 4% reported extreme cost burden.
- Elderly households numbered 1,279 and comprised the majority (34%) of low income homeowners. They also had the lowest rate of housing problems in this income category: 8% reported housing problems and the same percentage reported cost burden, while 2% reported extreme cost burden.
- “All other” household types numbered 613 and represented 16% of this income group. Thirty-nine percent reported housing problems, and the same percentage reported cost burden. However, 9% reported extreme cost burden.
- Large families were the smallest group at 558 and represented 14% of this income category. Thirty-two percent reported housing problems, 20% reported cost burden and less than 1% reported extreme cost burden.

### **Middle Income (80% of MFI and higher)**

Middle income homeowners numbered 7,394 households in 2000 and comprised 48% of all owner households in the City of Reading. Overall, this group of homeowners had the lowest rate of housing problems: only 7% reported housing problems, 4% reported cost burden and less than 1% reported extreme cost burden.

- Small family households numbered 3,979 and comprised the majority (53%) of this household type. They experienced a lower rate of housing problems: 6% reported housing problems and 4% reported cost burden.
- Elderly households numbered 1,248 and represented 16% of this income category. Only 3% reported housing problems, and almost the same percentage reported cost burden.
- All other household types numbered 1,173 and represented 15% of this income category. They also experienced high rates of housing problems: 10% reported housing problems and 10% reported cost burden.
- Large family households numbered 994 and represented 13% of this income group. Their rates of housing problems were higher than small families and elderly households in the same income category: 11% reported housing problems but only 0.04% reported cost burden.

## **2. Finding of Disproportionate Need by Racial Group: City of Reading**

To determine the extent to which any racial group has a greater housing need in comparison to overall City need, data detailing information for black non-Hispanic, white non-Hispanic, and Hispanic households is presented below.

A racial group is defined as having a disproportionate need when the percentage of housing need for that group is at least 10 percentage points higher than the percentage of housing need for Berks City as a whole.

**Table 17**

**City of Reading Lower Income Renter Households with Housing Problems**

Income Category by Housing Problem	BLACK RENTERS				WHITE RENTERS				HISPANIC RENTERS			
	Elderly	All Families	All Others	Total	Elderly	All Families	All Others	Total	Elderly	All Families	All Others	Total
<b>Extremely Low Income</b>	95	330	245	670	920	435	635	1,990	240	1,730	610	2,580
% with Any Housing Problem	63.2	78.8	73.5	74.6	65.2	81.6	56.7	66.1	47.9	81.5	56.6	72.5
<b>Very Low Income</b>	80	195	95	370	590	480	600	1,670	70	885	225	1,180
% with Any Housing Problem	75	56.4	52.6	59.5	45.8	52.1	57.5	51.8	71.4	71.8	51.1	67.8
<b>Low Income</b>	34	235	65	334	380	680	625	1,685	34	700	315	1,049
% with Any Housing Problem	11.8	31.9	15.4	26.6	25	20.6	18.4	20.8	11.8	33.6	15.9	27.6
<b>Total</b>	<b>209</b>	<b>760</b>	<b>405</b>	<b>1,374</b>	<b>1,890</b>	<b>1,595</b>	<b>1,860</b>	<b>5,345</b>	<b>344</b>	<b>3,315</b>	<b>1,150</b>	<b>4,809</b>

Source: HUD CHAS Table IC

**Table 18**

**City of Reading Lower Income Owner Households with Housing Problems**

Income Category by Housing Problem	BLACK OWNERS				WHITE OWNERS				HISPANIC OWNERS			
	Elderly	All Families	All Others	Total	Elderly	All Families	All Others	Total	Elderly	All Families	All Others	Total
<b>Extremely Low Income</b>	69	65	35	169	870	195	205	1,270	60	345	65	470
% with Any Housing Problem	94.2	76.9	71.4	82.8	72.4	71.8	75.6	72.8	75	85.5	61.5	80.9
<b>Very Low Income</b>	24	90	20	134	980	340	190	1,510	65	450	45	560
% with Any Housing Problem	83.3	50	100	63.4	24	63.2	60.5	37.4	53.8	74.4	100	74.1
<b>Low Income</b>	20	210	50	280	1,230	965	480	2,675	30	625	60	715
% with Any Housing Problem	0	31	40	30.4	9.3	24.4	39.6	20.2	0	36.8	16.7	33.6
<b>Total</b>	<b>113</b>	<b>365</b>	<b>105</b>	<b>583</b>	<b>3,080</b>	<b>1,500</b>	<b>875</b>	<b>5,455</b>	<b>155</b>	<b>1,420</b>	<b>170</b>	<b>1,745</b>

Source: HUD CHAS Table IC

Shaded areas on the above tables represent segments of the population that are disproportionately impacted.

In the tables below, black non-Hispanic renters are compared with white non-Hispanic and Hispanic renters, and black non-Hispanic owners are compared with white non-Hispanic and Hispanic owners. To simplify the text, black non-Hispanic households are referred to simply as black households, and white non-Hispanic households are referred to as white households. Hispanic households are referred to as Hispanic.

### **Renter Households**

Lower income renter households numbered 11,793 in 2000 and accounted for 80% of all renter households (14,703). White households represented 45% of this group, Black households accounted for 11%, and Hispanic households accounted for 40%. The remaining 4% is made up of Native American, Pacific Islander, and Asian households.

- 1) Extremely Low Income (0-<30% of MFI)  
By household type, “all other” households were impacted the greatest with Black family households experiencing housing problems at a rate of 73.5% (vs. 59.9% overall in this category).
- 2) Very Low Income (30-<50% of MFI)  
Very low income elderly Black households experienced housing problems at a rate of 75% compared to 71.4% for very low income elderly Hispanic households and 71.8% for Hispanic family households.
- 3) Low Income (50-<80% of MFI)  
No low income renter households showed a disproportionate need by racial group.

### **Owner Households**

Lower income owner households numbered 7,932 in 2000 and accounted for 51% of all owner households (15,326). White households represented 68% of this group, Black households accounted for 7%, and Hispanic households accounted for 21%. The remaining 4% is made up of Native American, Pacific Islander, and Asian households.

- 1) Extremely Low Income (0-<30% of MFI)  
Elderly black owners had a disproportionate level of housing problems: 94.2% compared to 74.3% overall for all elderly households in this income category.
- 2) Very Low Income (30-<50% of MFI)  
Elderly black owners had a disproportionate level of housing problems: 83.3% compared to 27% overall for all elderly households in this income category.  
Elderly Hispanic owners also had a disproportionate level of housing problems: 53.8% vs. 27% overall.
- 3) Low Income (50-<80% of MFI)  
No low income owner households showed a disproportionate need by racial group.

### **Summary of Disproportionate Housing Need**

Based on the analysis of housing problems experienced by various household types by racial groups, among renters, the following are the racial groups experiencing disproportionate affordable housing needs:



- Extremely low income all other Black renters reported a rate of housing problems at 73.5%, which is over thirteen percentage points higher than the rate of housing problems experienced by all renter households in the same category (59.9%).
- Very low income elderly Hispanic renters reported a rate of housing problems at 71.4%, which is forty-four percentage points higher than the rate of housing problems experienced by all elderly renter households in the same category (27%). Very low income elderly Black households had a rate of 75% compared to 27% overall.

Among homeowners, more Black household types were disproportionately impacted. Extremely low income and very low income categories of Black elderly homeowners experienced a disproportionately higher rate of housing need than elderly households as a whole. The rate of housing problems among extremely low income Black elderly owners was 94.2% compared to 74.3% for all elderly homeowners in the City. Very low income Black owners reported a rate of 83.3% compared to 27% Citywide.

One hundred percent (representing 20 of 20) Black “all other” types of households reported housing problems compared to 70.6% Citywide.

- Very low income Hispanic elderly homeowners were disproportionately affected by housing problems. Fifty-three percent experienced housing problems, compared to 27% Citywide.
- One hundred percent of very low income Hispanic “all other” types of households reported housing problems compared to 70.6% Citywide.

(To determine the rate of housing problems experienced by all family households within the same income category, the rates of small families and large families were calculated as one household type.)

## **Populations with Special Needs Other than Homeless**

Supportive housing is defined as residential units that provide a planned services

component with access to a range of services identified as necessary for the residents to achieve personal goals. Various populations with special needs require supportive housing.

The needs of these subpopulations are described below. Because it is not always possible to determine the number of persons who have supportive housing needs, the Strategic Plan uses standards recommended by national agencies to determine the estimated number of persons with supportive housing needs in Berks County.

### **Elderly and Frail Elderly**

A frail elderly person is defined as one who has one or more limitations of activities of daily living (ADL), and one who may need assistance to perform ADL. Elderly persons may need housing assistance for two reasons – financial and supportive. Supportive

housing is needed when an elderly person is both frail and low income, since the housing assistance offers services to compensate for the frailty in addition to financial assistance.

An estimate of the number of frail elderly requiring supportive services can be obtained by applying the national prevalence statistics for the proportion of elderly that require assistance with ADL to the number of elderly in Berks County who are low income.

The 2000 Census reported that there were 56,190 persons age 65 and over in the County, representing 15% of the total population. Among these individuals, the Census reported the following statistics:

- 20,654 (36.8%) reported that they had a disability.
- 4,098 (19.8%) of the 20,654 elderly with a disability reported that they had a self-care disability that limited their ability to dress, bath, or get around inside their home without assistance.
- 10,317 (50.0%) of the 20,654 elderly with a disability reported that their disability limited their ability to go outside their home alone to shop or visit a doctor's office.
- 4,048 (7.2%) of all elderly persons were living below the poverty level; 2,119 (10.4%) of the 20,654 elderly persons with a disability had income levels below poverty.

CHAS Data 2000 provides information by entitlement municipality on elderly households with mobility and self-care disabilities. As defined by CHAS Data 2000, mobility and self-care limitations are a long-lasting condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying; and/or a physical, mental or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around inside the home. CHAS Data 2000 provides the information by income category and reports on those with a housing problem. The data distinguishes by age, identifying elderly and extra elderly households. Elderly households are one or two member households where either person is 62 to 74 years. Extra elderly are one or two member households where either person is 75 years or older.

As shown in Table 13, CHAS Data 2000 reports the following information about elderly households with mobility and self care limitations in Berks County:

- Of the 2,405 elderly and extra-elderly renter households with incomes below 80% of the MFI, 54% experienced housing problems in 2000.
- Of the 5,094 elderly and extra-elderly owner households with incomes below 80% of the MFI, 40% experienced housing problems.

As shown in Table 14, CHAS Data 2000 reports the following information about elderly households with mobility and self care limitations in the City of Reading:

- Of the 1,094 elderly and extra-elderly renter households with incomes below 80% of the MFI, 49% experienced housing problems in 2000.
- Of the 10,067 elderly and extra-elderly owner households with incomes below 80% of the MFI, 36% experienced housing problems.

**Table 19**

**Berks County Elderly Households with Mobility & Self-Care Limitations with  
Housing Problems**

	62 to 74 Years	75 and Older	Total	With Any Housing Problem	
				Total	% of Households with a Limitation
Renter Households					
Low Income	895	1,510	2,405	1,304	54%
Above LMI	145	190	335	50	15%
Total Renters	1,040	1,700	2,740	1,354	49%
Owner Households					
Low Income	1,924	3,170	5,094	2,018	40%
Above LMI	1,475	1,324	2,799	194	7%
Total Owners	3,399	4,494	7,893	2,212	28%

Source: HUD State of the Cities Data Systems; CHAS Data 2000

**Table 20**

**City of Reading Elderly Households with Mobility & Self-Care Limitations with  
Housing Problems**

	62 to 74 Years	75 and Older	Total	With Any Housing Problem	
				Total	% of Households with a Housing Problem
Renter Households					
Low Income	449	645	1,094	534	49%
Above LMI	29	44	73	0	0%
Total Renters	478	689	1,167	534	46%
Owner Households					
Low Income	394	673	1,067	388	36%
Above LMI	164	218	382	8	2%
Total Owners	558	891	1,449	396	27%
Source: HUD State of the Cities Data Systems; CHAS Data 2000					

In addition to the above data, information from the Berks County Needs Assessment 2007/2008 were considered in identifying the needs for services. The Needs Assessment surveyed over 5,400 persons over age 60 as to social service needs.

The affordable and supportive service needs of the elderly include the following:

- Home maintenance assistance, including minor home repairs is the most needed supportive housing service.
- Affordable, safe and appropriate housing is needed.
- Adaptive modifications that allow them to remain in their homes as their physical conditions change should be provided.
- For people age 75 and over, the need for medical and other types of professional care rises sharply as evidenced by the large number of the elderly age 75 and over with self-care and go-outside the home disabilities.
- As people live longer, there will likely be more people in need of care because of dementia or other illnesses that diminish their mental capacity. The 2000 Census reported that there were 4,529 persons age 65 and over with a mental disability in Berks County.
- The need for personal care and assistance with daily living is increasing. As baby boomers age and families grow smaller, there will be an increasing number of older people who need support and assistance and fewer family members to fill the traditional role of providing care. Where there are no family members to provide direct care, public and nonprofit agencies will need to be increasingly creative in finding means to help the elderly remain in the community.

### **Persons with Disabilities**

The majority of people with psychiatric or developmental disabilities experience housing problems or have housing needs in some form: cost burden; overcrowding; substandard housing; inability to move out of an institutional or residential treatment setting beyond the period of need; and, homelessness.

The CHAS Data for 2000 reported that among non-elderly households (that is, households where no member is 62 years of age or older) in Berks County, there were 2,038 renter households with mobility and self-care limitations. These households comprised 48% of all County non-elderly households with housing problems. Within this group, low income households outnumbered above low income households by more than ten to one.

Among homeowners, low income homeowner households with limitations were nearly as likely to have experienced housing problems as their renter counterparts. For households above 80% of the MFI, the percentage of households with limitations having housing problems were far fewer.

**Table 21A**

**Berks County Non-Elderly Households with Mobility & Self-Care Limitations with Housing Problems**

	With Any Housing Problem	
	Total	% of Households with a Limitation
<b>Renter Households</b>		
Low Income	1,893	60.9%
Above LMI	145	13.1%
Total Renters	2,038	48%
<b>Owner Households</b>		
Low Income	1,509	56.6%
Above LMI	708	12.4%
Total Owners	2,217	26%

Source: HUD State of the Cities Data Systems; CHAS Data 2000

**Table 21b**

**City of Reading Non-Elderly Households with Mobility & Self-Care Limitations with Housing Problems**

	With Any Housing Problem	
	Total	% of Households with a Housing Problem
<b>Renter Households</b>		
Low Income	2,035	63.6%
Above LMI	444	18.9%
Total Renters	2,479	41%
<b>Owner Households</b>		
Low Income	998	56.3%
Above LMI	949	9.9%
Total Owners	1,947	33%

Source: HUD State of the Cities Data Systems; CHAS Data 2000

Needs related to housing for persons with disabilities include the following:

- Affordable, safe and appropriate housing.
- Creative home modification programs for those who acquire a disability as they age or through accident or illness.
- Accessible housing, particularly for those with severe disabilities.
- Assistance with one-time rental assistance and security deposits.
- Varying levels of supportive services adaptable to individual requirements.

- Effective pathways to ensure consumer information on existing housing programs
- Services for those who are dually-diagnosed with mental illness and/or substance abuse and/or physical disabilities.
- Outreach to individuals who resist or cannot access the traditional mental health service system.
- Convenient transportation available at varied times.

### **Persons with Alcohol and Other Addictions**

Alcohol or other drug abuse is defined as an excessive and impairing use of alcohol or other drugs, including addiction. Persons who are classified with alcohol or other addictions may have a history of inpatient treatment (detox), be identified by current symptomatology or by an assessment of current intake, and by some combination of these approaches. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems at 14% to 16%, and the number of women with similar problems at 6%. No similar statistics exist for abuse of other drugs. However, the National Institute of Alcohol Abuse and Alcoholism estimates that one-third or more of the clients in publicly funded residential group programs are homeless most of the year before entering treatment. Since this group is without housing and medical insurance, it is assumed that they are low income and in need of supportive housing.

There is no source of data to determine the extent of this population in Berks County. If the national estimated percentages of men and women with alcohol addictions are applied to the 2000 population, approximately 25,614 to 29,273 men and 11,441 women in Berks County may have drinking problems.

### **Persons Diagnosed with AIDS and Related Diseases**

In Pennsylvania, AIDS and HIV infections are reportable conditions. The Pennsylvania Department of Health maintains a registry of reported cases on a County basis. At the end of 2006 (the most recent date for which data is available), the state reported that there were 354 persons living with HIV and 471 persons living with AIDS in Berks County.

The housing needs and problems of people living with HIV and AIDS are similar to those of people of similar health or socio-economic status. These problems have become more pressing as more people with AIDs live longer. Many people living with HIV and AIDS have other psychosocial, health, and emotional problems such as chemical dependency and mental health problems. Key housing problems include affordability, security, transportation, and child care issues. Financial constraints are central to most housing issues faced by people living with HIV and AIDS in the community. Financial problems often appear to be accentuated by the inability to work and expenses for medical care and medicines beyond the scope of insurance.

The housing needs of people living with HIV and AIDS are diverse. Housing programs targeting the population need to be flexible enough to address a wide range of needs and problems. Programs should focus on helping people with HIV and AIDS to stay in their own homes. Housing programs may need to find ways to address underlying causes and related problems such as alcohol and drug services, mental health services, benefits counseling, and public transportation.

Housing programs for persons with HIV and AIDS should include the following:

- Direct financial or in-kind assistance to clients, specifically rental and mortgage assistance.
- Direct services, specifically case management and in-home services.
- A flexible indirect assistance component that provides a pool of funds to address multiple housing concerns such as utility assistance, home improvements and renovations.

### **Public Housing Residents**

Public housing residents are part of the Special Needs population in that HUD views this population as having the potential to overcome the financial situation that resulted in the need for assisted housing. To achieve economic stability and independence, public housing residents need sufficient stable income for private housing at affordable levels. When income goals are reached, persons living in public or assisted housing may want to leave public housing for homeownership opportunities. Family self-sufficiency and programs that educate tenants about homeownership provide such opportunities.

The groups most likely to benefit from self-sufficiency programs are the very low and low income individuals and families in public and assisted housing. These groups, along with those in temporary homeless shelters and transitional housing, may utilize self-sufficiency skills educational programs to achieve personal financial goals.

Another group to consider are those on the waiting lists for public housing. The Berks Housing Authority identified 417 households on a waiting list of persons desiring to rent a public housing unit and 203 on the waiting list for a Section 8 Voucher. Of the total 637 households on the waiting lists in the County, 515 (81%) were White, 102 were Black (16%), and 253 (40%) were Hispanic of any race. There were 182 households with a persons with a disability (29%). Although elderly only account for 14 percent of the public housing waiting list, the greatest need (58%) is for one-bedroom units.

The Reading Housing Authority indicated in their 2008 Plan that there were 1,607 households waiting for available public housing units and 134 waiting for Section 8 Vouchers. Of those on the waiting lists in the City, 583 (33%) were White, 232 were Black (13%), and 916 (52%) were Hispanic of any race. There were 591 households with a persons with a disability (34%). Although elderly only account for 7 percent of the waiting list, the greatest need (55%) is for one-bedroom units.

The need for affordable housing is evidenced by the length of these lists.

### **Domestic Violence**

There are few housing facilities serving victims of domestic violence in Berks County. Berks Women in Crisis (BWIC) is the only Domestic Violence agency that provides shelter exclusively for victims of domestic violence. BWIC also offers limited transitional housing.

During 2007, 4,500 Berks County victims of domestic violence sought assistance from BWIC. Fleeing because of violence in their homes, 721 women and children spent 8,334 bednights (1 person per bed per night) in the emergency shelter. The need for housing for victims of domestic violence is currently high and growing in the region. The challenge in operating such housing is the need for housing subsidizes, often at 100%, and funding for staff and support services. An expanded voucher subsidy (TBRA) program could be used to provide much needed assistance to move women and children from the shelter to permanent housing.





**Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.  
Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Housing Needs response:

**1. Priority housing needs and activities**

Berks County and the City of Reading assigned priorities for housing needs based on the information provided in the prior section. The table below identifies the population target groups for assistance to be provided through the federal grants programs.

**Table 22**

**Housing Priority Populations**

	<b>0-30% MFI</b>		<b>31-50% MFI</b>		<b>51-80% MFI</b>	
	<b>Renters</b>	<b>Owners</b>	<b>Renters</b>	<b>Owners</b>	<b>Renters</b>	<b>Owners</b>
<b>ELDERLY</b>						
Any Housing Problem	High	High	High	High	High	High
Cost Burden >30%	High	High	High	High	High	High
Cost Burden >50%	High	High	High	High	High	High
<b>SMALL RELATED</b>						
Any Housing Problem	Medium	High	Medium	High	Medium	High
Cost Burden >30%	Medium	High	Medium	High	Medium	High
Cost Burden >50%	Medium	High	Medium	High	Medium	High
<b>LARGE RELATED</b>						
Any Housing Problem	Medium	High	Medium	High	Medium	High
Cost Burden >30%	Medium	High	Medium	High	Medium	High
Cost Burden >50%	Medium	High	Medium	High	Medium	High
<b>ALL OTHER</b>						
Any Housing Problem	Medium	High	Medium	High	Medium	High

Cost Burden >30%	Medium	High	Medium	High	Medium	High
Cost Burden >50%	Medium	High	Medium	High	Medium	High

Source: U.S. Department of Housing and Urban Development (HUD), State of the Cities Data Source

- Highest Priority is given to owners of all incomes and all elderly households. The focus of the community development strategies is to expand homeownership among all non-elderly households.
- Medium Priority is given to all rental activities except elderly.
- Low Priority is given to households with incomes over 80% of the median.

Housing funds will be allocated using the following strategies:

**Retain existing housing stock** — rehabilitation assistance for both owner and renter occupied housing. In the City, stabilize housing through concentrated code enforcement in targeted areas.

**Development of additional affordable housing** — housing to be developed by private investment and non-profit organizations

**Development of rental housing** — utilize CHDO's and nonprofit organizations to provide financial and technical assistance in developing housing facilities for the very low income and low income renters.

**Homebuyer's assistance** — down payment and closing cost assistance for low and moderate-income homebuyers.

The following are the housing priorities and activities:

➤ Provision of Decent Affordable Housing:

BERKS COUNTY:

**Retention of housing -**

- Assist \_\_\_\_\_ lower income households through FY 2013 through housing rehabilitation programs.

**Proposed Activities:** Owner Occupied Housing Rehabilitation Program

**Description and Proposed Accomplishments - Owner-Occupied Rehabilitation:** The County will continue the owner-occupied Housing Rehabilitation Program, which provides financial assistance to low- and moderate-income homeowners. The financial assistance is provided for the repair or rehabilitation of

substandard housing to meet local building codes and lead-based paint requirements, and to ensure safe and sanitary living conditions.

**Geographic Distribution:** All funds will be distributed Countywide

- Assist \_\_\_\_ rental units that are affordable to lower income households with rehabilitation of the units.

**Description and Proposed Accomplishments:** Rehabilitation and modernization assistance is received by BCHA for public housing that they own and operate. Utilizing HOME funds available to the County, financial assistance would be made available to housing owned by non-profit and CHDO organizations that provide publicly assisted housing that is affordable to lower income households. Assistance could be used for major systems repairs, replacement of fixtures and infrastructure, weatherization improvements, and assistance with adaptive modifications and accessibility improvements.

Rehabilitation and modernization assistance for assisted rental housing owned by non-profits will assist up to households \_\_\_\_ households over the next five years. Assisted households include elderly households, small households, large households, and all other households. Assisted households will be primarily very low income households.

**Geographic Distribution:** All funds will be distributed Countywide

CITY OF READING:

**Retention of housing -**

Working through the use of non-profit subrecipients, assist \_\_\_\_ lower income households through FY 2013 through housing rehabilitation programs.

**Description and Proposed Accomplishments - Owner-Occupied Rehabilitation:** The City will continue to fund the major system rehabilitation program, which provides financial assistance to low- and moderate-income homeowners. The financial assistance is provided for the repair or rehabilitation of major systems as needed to prevent displacement.

- Assist \_\_\_\_ rental units that are affordable to lower income households with rehabilitation of the units.

**Description and Proposed Accomplishments:** Rehabilitation and modernization assistance is received by RHA for public housing that they own and operate. Utilizing HOME funds available to the City, financial assistance would be made available to housing owned by non-profit organizations that provide publicly assisted housing that is affordable to elderly and special needs lower income households. Assistance could be used for major systems repairs, replacement of fixtures and infrastructure, weatherization improvements, and assistance with adaptive modifications and accessibility improvements.

Rehabilitation and modernization assistance for assisted rental housing will assist up to households \_\_\_\_ households over the next five years. Assisted households include elderly households, and special needs households. Assisted households will be primarily very low income households.

**Geographic Distribution:** All funds will be distributed Citywide

**Development of affordable housing** — utilize CHDO's and nonprofit organizations to develop housing facilities for the very low income and low income renters and low to moderate income homebuyers.

#### BERKS COUNTY

- Assist development of \_\_\_\_ rental units that are affordable to lower income households

**Description and Proposed Accomplishments:** Provide subsidies to for-profit or non-profit developers to construct rental housing units for households at or below 50 percent of MFI. The housing development program would be funded County-wide and leveraged with funding provided through grants for elderly and special needs housing.

To address unmet or overburdened needs, the County encourages rental projects that include the following.

- Those that provide project based rental assistance.
- Those serving the lowest income households.
- Set-asides for disabled households.
- Units with supportive services for seniors 62 and over.

**Geographic Distribution:** All funds will be distributed Countywide

- Assist in the development of \_\_\_\_ owner occupied housing units.

**Description and Proposed Accomplishments:** Provide incentives for the construction of in-fill housing in inner-ring suburbs and outlying Boroughs. Homes would be affordable to person below 80% of MFI.

**Geographic Distribution:** All funds will be distributed Countywide

#### CITY OF READING

- Assist development of \_\_\_\_ rental units that are affordable to lower income elderly and special needs households.

**Description and Proposed Accomplishments:** Provide subsidies to non-profit developers to construct rental housing units for households at or below 50 percent of MFI. The housing development program would be funded City-wide and leveraged with funding provided through grants for elderly and special needs housing.

To address unmet or overburdened needs, the County encourages rental projects that include the following.

- Those that provide project based rental assistance.
- Those serving the lowest income households.
- Set-asides for disabled households.
- Units with supportive services for seniors 62 and over.

**Geographic Distribution:** All funds will be distributed Citywide

- Assist in the development of \_\_\_\_ owner occupied housing units.

**Description and Proposed Accomplishments:** Provide incentives for the construction of in-fill housing in the City. Homes would be affordable to person below 80% of MFI.

**Geographic Distribution:** All funds will be distributed Citywide

**Increase housing facilities and services** — Assist private non-profit developers leverage other public and private funding to develop \_\_\_\_ units of permanent supportive housing for persons who are homeless and/or have special needs.

**Description and Proposed Accomplishments:** Provide incentives for the construction of integrated housing in the community. Housing would benefit persons who are very low and low income.

**Geographic Distribution:** All funds will be distributed City and Countywide.

➤ Increase Homeownership:

**Homebuyer's assistance** — down payment and closing cost assistance for low and moderate-income homebuyers.

- Assist \_\_\_\_ lower income households to achieve homeownership through provision of closing costs and downpayment assistance.

**Description and Proposed Accomplishments:** Funds will be used for homebuyer programs to provide down payment assistance. Funds can be used to write-down the cost of homes to prices that are affordable to lower income households. Housing would benefit low and moderate income households.

**Geographic Distribution:** The homebuyer assistance is available City and County-wide.

## 2. Analysis of the characteristics of the housing market

### Affordability

In Berks County, outside the City of Reading, over 53.8% of the renters and 48.8% of the owners who are low to moderate income are defined as having housing problems related to paying over 30% of their income towards housing expenses according to the data provided by HUD from the 2000 U.S. Census.

### **Condition**

Based on the Housing Element, nearly 60 percent of the housing stock in Berks County, including the City of Reading, is over 40 years old. In the City of Reading, 72 percent of the housing was built prior to 1960. Outside the City, 50 percent of the housing was built prior to 1940.

### **Accessibility**

20,654 residents over the age of 65 reported a disability on the 2000 census. The total number of citizens over the age of 65 is 56,190 persons. The elderly and disabled population in Berks County is expected to increase over time as the baby boomers enter into retirement age. The increase in this population sector will mean there will be more persons requiring housing that is adaptable to their physical needs over the next five years.

### **3. Basis for assigning the priority given to each category of priority needs**

The priorities presented were developed by:

- 1) Weighing the severity of the need among all groups and sub groups
- 2) Analyzing the current social, housing or economic conditions
- 3) Analyzing the relative needs of low and moderate income families
- 4) Assessing the resources likely to be available over the next five years.

There is an increasing demand for affordable housing as population growth in the County continues. The ability of older householders to maintain their homes is a growing concern. Therefore, all efforts to expand housing choice and preserve the affordable units currently available for all family types and lower income level are high priority.

### **4. Obstacles**

The most difficult obstacle to meeting the needs of the underserved will be a considerable lack of public and private resources to fully address the priorities identified in this Strategic Plan. There is a recognition that housing is key to addressing a number of growing social problems including recidivism at the Berks County Prison, mental health and substance abuse problems, domestic violence and school drop-out rates.

Although the County and the City have the experience and expertise available to manage programs and subrecipients and developers, the funding for such endeavors is limited.



### ***Housing Market Analysis (91.210)***

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

5 Year Strategic Plan Housing Market Analysis responses:

#### **1. General Housing Stock Characteristics**

Characteristics of Berks County's existing housing stock are described in this section of the Five Year Strategic Plan.

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing in good condition that does not cost more than 30% of a household's annual income. For example, a household with an annual income of \$30,000 can spend up to \$9,000 per year (\$750 per month) on housing. Anything above that amount would be unaffordable for such a household. Naturally, not all households make the same amount of money. Therefore, HUD uses the median family income for an area in order to determine what is affordable to the majority of households. While identifying how much a household can afford is a relatively straightforward calculation, it is a lot more difficult to identify how much of the available County housing stock is in good condition and affordable to various income levels. In addition, it is necessary to determine how much of the existing housing stock is affordable and available for rent versus ownership.



### Housing Inventory

The 1990 Census reported 134,482 housing units in Berks County including 34,276 units in the City of Reading. The 2000 Census reported that the number of housing units in Berks County increased during the 1990s by 11.7 percent to 150,222. The City of Reading's housing stock increased by 33 units during the 1990s to 34,309. Berks Vision 2020 notes that the rate of increase in housing in Berks County during the 1990s was modest in comparison to the previous decades. During the 1970s the number of housing units in Berks County increased by about 19 percent while during the 1980s the number of units increased by a little more than 12 percent.

### Types of Housing Units

Of the 150,222 housing units in Berks County, 116,403 or 77.4 percent were single-family units. An additional 28,089 of the housing units, or 18.7 percent were contained in multi-family structures and there were 5,650 mobile homes, which was 3.8 percent of the units.

In the City of Reading, there were 13,035 units contained in multi-family structures, which was 38 percent of the housing stock.

The table below provides a review of units per structure and mobile homes in Berks County and the City of Reading.

**Table 23**

### Units Per Structure, Mobile Homes and Other – 2000

	Housing Units	Attached and Detached		Units Per Structure			% of Total	Mobile Homes		Other	
		Total	%	2 - 4	5 - 9	10 or more		Total	%	Total	%
City of Reading	34,309	21,186	61.8	7,709	1,883	3,443	38	88	0.2	0	0
County outside City	115,913	95,217	82.1	6,691	3,010	5,353	13	5,562	4.8	80	0.1
Total	150,222	116,403	77.4	14,400	4,893	8,796	18.7	5,650	3.8	80	0.1

Source: U.S. Bureau of the Census

### Tenure and Vacancy Status

Berks Vision 2020 notes that from 1950 to 1990, there was a marked decrease in the proportion of renter-occupied housing stock in Berks County, declining from 35.7 percent in 1950 to 26.1 percent in 1990. The ratio of owner units to renter units, however,

stayed the same during the 1990s. The 2000 Census showed that 104,693 or 74 percent of Berks County's occupied housing units were owner-occupied and 36,877 or 26 percent were renter-occupied. The County's 2000 home ownership rate was higher than the State-wide rate of 71.3 percent.

Wyomissing Hills Borough had the highest rate of owner-occupied units at 96 percent. It is now merged into Wyomissing Borough. For the most part, there was a higher concentration of owner-occupied units in the Townships, where owner-occupancy rate over 80 percent were common. The lowest rate of home ownership was in the City of Reading where there were 15,367 owner-occupied units representing 51 percent of the total occupied units. Home ownership was also low in Kutztown Borough at 51 percent, Sinking Spring Borough at 55 percent, Lyons Borough at 57.1 percent, and West Reading Borough at 58.8 percent.

The 2000 Census recorded 8,652 vacant units in Berks County representing 5.8 percent of the 150,222 housing units. With 4,201 vacant units, the vacancy rate in the City of Reading was 12.2 percent. With 48.6 percent of the vacant units in Berks County, the City had the highest vacancy rate among the municipalities followed by Strausstown Borough where 16 (10.3 percent) of the 155 units were vacant, and Windsor Township where 97 (10.3 percent) of the 939 units were vacant.

The table below shows housing tenure and vacant units in Berks County and the City of Reading.

**Table 24**

**Housing Tenure and Occupancy - 2000**

	Housing Units		Owner Occupied		Renter Occupied		Vacant	
	Total	Occupied	Total	Percent of Occupied	Total	Percent of Occupied	Total	Percent of Total
City of Reading	34,309	30,108	15,367	51	14,741	49	4,201	12.2
County outside City	115,913	111,462	89,326	80.1	22,136	19.9	4,451	3.8
<b>Total</b>	<b>150,222</b>	<b>141,570</b>	<b>104,693</b>	<b>74</b>	<b>36,877</b>	<b>26</b>	<b>8,652</b>	<b>5.8</b>

Source: U.S. Bureau of the Census

Table 24 shows housing tenure in Berks County outside the City of Reading and in the City of Reading in 2000 by race of the household. The table indicates that a greater percentage of white households both outside the City and in Reading own their housing units. Among minority households in Berks County outside the City, the rate of home ownership was higher than the State-wide rate of owner-occupancy by minority households. All races of households in the City own their units at a much lower rate than households State-wide. Lower rates of home ownership among minority households may be attributable to lower income levels (Table 5) and higher unemployment. The table below, however, reports that within the City, white households and minority households have similar median incomes. The lower rate of home

ownership by minority households may also result from the existence of impediments to homeownership for members of the protected class.

**Table 25**

**Housing Tenure by Race of Household and Hispanic Households - 2000**

	City of Reading					County outside of City					Pennsylvania % Owner Occupied
	Total Occupied	Owner Occupied		Renter Occupied		Total Occupied	Owner Occupied		Renter Occupied		
		Total	%	Total	%		Total	%	Total	%	
White	20,366	11,808	58	8,558	42	108,564	87,563	80.7	21,001	19.3	74.5
Black	3,358	1,379	41.1	1,979	58.9	967	477	49.3	490	50.7	46.6
Am Ind. Eskimo	168	79	47	89	53	138	111	80.4	27	19.6	54.2
Asian, Pacific Isl.	395	246	62.3	149	37.7	634	459	72.4	175	27.6	48.5
Other Race	4,938	1,593	32.3	3,345	67.7	563	298	52.9	265	47.1	41.2
Two or More Races	883	262	29.7	621	70.3	596	418	70.1	178	29.9	49.2
Total	30,108	15,367	51	14,741	49	111,462	89,326	80.1	22,136	19.9	71.3
Hispanic Origin Any Race	8,262	2,725	33	5,537	67	1,258	791	62.9	467	37.1	43.4

Source: U.S. Bureau of the Census

## **Median Rents and Housing Values**

### **Owner**

County-wide the 2000 Census reported that the median value of the owner-occupied housing in Berks County was \$104,400. During the 1990s median value increased 29 percent from \$80,900 in 1990. The highest median value was \$148,500 in Wyomissing Hills Borough. The percentage increase in the median value was less than the percentage increase in incomes County-wide during the 1990s. With a median value of \$45,000, the owner occupied housing in the City of Reading had the lowest median value in Berks County followed by West Reading Borough at \$72,900 and Mount Penn Borough at \$82,600. During the 1990s, median housing values in the City of Reading increased 20.6 percent, which was about the same as the percent increase in incomes in the City. TReND Inc. the multi-list service that serves Berks County, reports that the median price for units sold County-wide as of March 2003 was \$116,500.

An overview of the condition of the housing stock in Berks County is identified through the use of variables available through the US Census chosen to indicate housing deficiency. The housing stock in Berks County was considered in relation to the Census indicators of housing condition as follows.

- Age. The age of a structure is used to show the time the unit has been in the inventory and the duration of time over which substantial maintenance is necessary. The age threshold commonly used to signal a potential deficiency is represented by the year built with units that are 40 years old or over used as the threshold.
- Exclusive use of plumbing. The sharing of facilities between households is used as an index of deficient housing conditions.
- Crowding. Crowding is directly related to the wear and tear sustained by the structure. More than one person per room (1.01) is used as the threshold for defining living conditions as substandard.

Housing costs that are in excess of acceptable limits. Generally, when a household spends more than 30 percent of its gross income on housing it is considered excessive by housing economists and lending institutions and the household is classified as cost burdened. When households pay

higher proportions of their incomes for housing, they are forced to sacrifice other basic necessities such as food, clothing and health care. Additionally, households that are cost burdened **may have trouble maintaining their dwelling.**

**Using the indicators of deficiency the 2000 Census reported that of the 104,693**

**owner households in Berks County, 18,036 (17.2 percent) paid more than 30 percent of their gross income on their housing and were cost burdened. Lower**

**Alsace Township had the highest rate of cost burdened owners where 346 (23.6 percent) of the 1,467 owner households were cost burdened. Similar rates of cost burdened owner households were recorded in Mount Penn Borough (22.3 percent), Sinking Spring Borough (22.1 percent), Douglass Township (21.6 percent), and the City of Reading (21.6 percent).**

Berks Vision 2020 reports that during the 1990s building permits were issued for the construction of 18,505 housing units, which was 12.3 percent of the housing stock recorded by the 2000 Census in Berks County. The owner-occupied housing stock of Berks County, is however, relatively old. The 2000 Census reported that 50,420 owner-occupied housing units in Berks County, representing 48.2 percent of the owner-occupied housing, were over 40 years old. The 2000 Census reported that West Lawn Borough had the greatest percentage of owner-occupied units constructed prior to 1960 with 485 units or 91.2 percent of the 532 owner-occupied units in the Borough. In the City of Reading in 2000, there were 13,509 owner-occupied units over 40 years old representing 87.9 percent of the owner occupied housing and about 27 percent of the older owner-occupied housing units in Berks County.

There were 1,091 owner-occupied units with more than one person per room representing one percent of the owner-occupied units in Berks County. With 445 over crowded owner-occupied units, the City of Reading had about 41 percent of the over crowded owner-occupied units in Berks County in 2000. The over crowded owner-occupied units in Reading was 2.9 percent of the City's owner-occupied units. The 2000 Census reported that 449 (0.4 percent) of the owner-occupied units in Berks County lacked complete plumbing.

The table below shows the median value of the housing in Berks County and the City of Reading in addition to the owner-occupied units constructed prior to 1960, those that were over crowded, and owner-occupied units that lacked complete plumbing.

#### **Rental**

The 2000 Census reported that County-wide the median gross rent of the renter occupied housing in Berks County was \$545 per month. The City of Reading had the lowest median gross rent at \$459 per month followed by \$463 per month in Strausstown Borough, and \$464 per month in Bethel Township. The highest median gross rent was \$1,315 per month in Lower Heidelberg Township.

The following provides a review of the conditions of the renter-occupied housing in Berks County. The 2000 Census reported that of the 36,877 renter households in Berks County, 12,277 (33.3 percent) were cost burdened. Lower Heidelberg Township, which had the highest median gross rent, also had the highest percentage of cost burdened renters with 102 (61.1 percent) of the 167 renter households followed by Kutztown Borough with 421 (45.8 percent) of the 919 renter households, and Maiden Creek Township with 97 (43.3 percent) of the 224 renter households. While the City of

Reading had the lowest median gross rent, the 2000 Census reported that 3,311 (21.6 percent) of the renter households were cost burdened.

Despite the large number of new housing units developed in Berks County during the 1990s, the renter-occupied housing stock in Berks County is relatively old with 21,924 or 59.5 percent of the renter-occupied units constructed prior to 1960. Lenhartsville Borough with 27 (93.1 percent) of its 29 renter-occupied units constructed prior to 1960 had the greatest percentage of older renter-occupied by units in the County followed by Bernville Borough with 107 (93 percent) of 115 renter-occupied units constructed prior to 1960, and Albany Township where 93 (82.3 percent) of the 113 renter-occupied units were constructed prior to 1960. In the City of Reading, 10,687 (72.5 percent) of the renter-occupied units were over 40 years old. The older renter-occupied units in the City of Reading was about 48 percent of the renter-occupied units built prior to 1960 in Berks County.

**Table 26**

	City of Reading					County outside of City					Pennsylvania % Owner Occupied
	Total Occupied	Owner Occupied		Renter Occupied		Total Occupied	Owner Occupied		Renter Occupied		
		Total	%	Total	%		Total	%	Total	%	
White	20,366	11,808	58	8,558	42	108,564	87,563	80.7	21,001	19.3	74.5
Black	3,358	1,379	41.1	1,979	58.9	967	477	49.3	490	50.7	46.6
Am Ind. Eskimo	168	79	47	89	53	138	111	80.4	27	19.6	54.2
Asian, Pacific Isl.	395	246	62.3	149	37.7	634	459	72.4	175	27.6	48.5
Other Race	4,938	1,593	32.3	3,345	67.7	563	298	52.9	265	47.1	41.2
Two or More Races	883	262	29.7	621	70.3	596	418	70.1	178	29.9	49.2
Total	30,108	15,367	51	14,741	49	111,462	89,326	80.1	22,136	19.9	71.3
Hispanic Origin Any Race	8,262	2,725	33	5,537	67	1,258	791	62.9	467	37.1	43.4

**Housing Tenure by Race of Household and Hispanic Households - 2000**



There were 2,186 renter-occupied units with more than one person per room, representing 5.9 percent of the renter-occupied units in Berks County. With 1,694 over crowded renter-occupied units, which was 11.5 percent of the City's total renter housing stock, the City of Reading had about 77 percent of the over crowded renter-occupied units in Berks County in 2000. County-wide, the 2000 Census reported that 432 (1.2 percent) of the renter-occupied units lacked complete plumbing. 298 of the renter-occupied units lacking complete plumbing, which was about 69 percent of the County total, were in the City of Reading.

Table 27 shows the median monthly gross rent of the housing in Berks County and the City of Reading in addition to the renter-occupied units constructed prior to 1960, those that are over crowded, and renter-occupied units that lack complete plumbing.

**Table 27**

**Renter Housing - 2000**

**Median Gross Rent, Units Over Age 40, Lacking Complete Plumbing,**

**More Than One Person Per Room**

	Total	Median Gross Rent (\$)	Cost Burdened		Units Constructed Before 1960		Over Crowded		Lack Complete Plumbing	
			Total	Percent	Total	Percent	Total	Percent	Total	Percent
City of Reading	14,741	459	5,937	40.3	10,687	72.5	1,694	11.5	298	2
County outside City	22,136		6,340	28.6	11,237	50.8	492	2.2	134	0.6
<b>Total</b>	<b>36,877</b>	<b>545</b>	<b>12,277</b>	<b>33.3</b>	<b>21,924</b>	<b>59.5</b>	<b>2,186</b>	<b>5.9</b>	<b>432</b>	<b>1.2</b>

Source: U.S. Bureau of the Census



### **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Strategic Plan Specific Housing Objectives response:

The County expects to focus federal funds toward housing and redevelopment of local communities. The County and the City have been pursuing local planning efforts in redevelopment and CDBG and HOME funds will be used to implement these plans.

#### **1. Priorities and Objectives**

The goal of the County and the City is to improve the quality of life in local municipalities and neighborhoods for extremely low, low and moderate-income, and retain and increase the stock of affordable owner and renter housing units. With this in mind, the following objectives have been established:

##### ➤ Provision of Decent Affordable Housing:

##### **Retention of housing -**

- Assist \_\_\_\_\_ lower income households through FY 2013 through housing rehabilitation programs. The City will utilize non-profit subrecipients for program delivery.
- Assist \_\_\_\_\_ rental units that are affordable to lower income households that house elderly and special needs persons with rehabilitation of the units.

**Development of affordable housing** — utilize CHDO's and nonprofit organizations to develop housing facilities for the very low income and low income renters and low to moderate income homebuyers.

- Assist development of \_\_\_\_\_ rental units that are affordable to lower income elderly and special needs households
- Assist in the development of \_\_\_\_\_ owner occupied housing units.

#### **2. Utilization of Resources**

The sources of funds that may be available to address each of the objectives stated above is shown on the matrix below:

**Table 28**

**Resources Potentially Available for Housing Objectives**

	Rehabilitation of housing stock	Development – Owner occupied	Development – Rental Properties	Homebuyer Assistance
CDBG	X	X	X	X
HOME	X	X	X	X
Act 137 Affordable Housing Trust Fund	X	X	X	
Penn HOMES			X	
LIHTC			X	
NRI – PHFA	X	X		X
HRA – DCED	X	X	X	
LCHA – Sec 8				X
Public Housing CFP	X			

**Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Strategic Plan to identify priority public housing needs to assist in this process.

**5 Year Strategic Plan Needs of Public Housing response:**

The Berks County Housing Authority serves Berks County outside of the city of Reading. The County Commissioners approve the appointments of members to the Board. The Housing Authority is solely responsible for hiring of its employees and utilizes the state civil service process. There has been no joint procurement or contracting between the County and Authority to date. The Authority operates 209 public housing units scattered throughout the County. They have developed good relationships with local jurisdictions in which public housing is located. The Housing Authority does not intend to demolish or construct any new public housing in the foreseeable future. The Authority will continue to maintain existing public housing units utilizing Capital Fund Grants provided by HUD. The Berks County Housing Authority seeks an annual Certification of Consistency from the County Commissioners each year for the Capital Fund Grant Program.

The Reading Housing Authority serves the City of Reading. The Mayor appoints the Board members of the Authority. The Housing Authority is solely responsible for hiring of its employees and utilizes the state civil service process. There has been no joint

procurement or contracting between the County and Authority to date. The Authority operates 1,603 public housing units at various locations in the City. They have developed good relationships with the City and have worked jointly to accomplish redevelopment goals. The Housing Authority does not intend to demolish or construct any new public housing in the foreseeable future. The Authority will continue to maintain existing public housing units utilizing Capital Fund Grants provided by HUD. The Reading Housing Authority seeks an annual Certification of Consistency from the City each year for the Capital Fund Grant Program.

The following table provides information on the waiting list of applicants for public housing and Section 8.

**Table 29**

**Public Housing and Section 8 Waiting List**

BERKS COUNTY					Reading			
	Public Housing		Section 8		Public Housing		Section 8	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Waiting List Total	417	100%	203	100%	1,607	100%	134	100%
Extremely Low Income (<30% MFI)	319	76%	150	74%	1,407	88%	119	89%
Very Low Income (>30% but <50% MFI)	84	20%	47	23%	170	11%	13	10%
Low Income (>50% but <80%)	14	3%	6	3%	20	1%	2	1%
Families with Children	175	42%	146	72%	811	50%	48	36%
Elderly Households (1 or 2 persons)	58	14%	22	11%	112	7%	5	4%
Individuals/Families with Disabilities	140	34%	42	21%	555	35%	36	27%
White Households	340	82%	175	86%	554	34%	29	22%
Black Households	75	18%	27	13%	198	12%	34	25%
Other Race of Households	2	0%	1	0%	10	1%	0	0%
Hispanic Households	147	35%	106	52%	845	53%	71	53%
Characteristics by Bedroom Size: Housing Needs								
0 Bedrooms		0%	N/A		0	0%	0	0%
1 Bedroom	242	58%	N/A		922	57%	32	24%
2 Bedrooms	82	20%	N/A		271	17%	48	36%
3 Bedrooms	74	18%	N/A		268	17%	45	34%
4 Bedrooms	19	5%	N/A		146	9%	9	7%
5 Bedrooms	0	0%	N/A		0	0%	0	0%
5+ Bedrooms	0	0%	N/A		0	0%	0	0%

**Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

5 Year Strategic Plan Public Housing Strategy response:

**1. Maintenance of Housing and Suitable living environment**

The Berks County and Reading Housing Authorities provide public housing in Reading and throughout Berks County. The Authorities meet the HUD guidelines for income targeting as a means of serving the lower income residents of the County and City, respectively. The Reading Housing Authority uses work and education preferences for public housing and for Section 8 Vouchers. Preference for public housing and Section 8 Vouchers is given to residents of the respective jurisdictions.

The Berks County and Reading Housing Authorities maintain the public housing units on an on-going basis utilizing the Capital Fund Program. Housing units are in very good condition. Implementation of the HUD required Asset Management Plans is underway.



## **2. Public Housing Resident Participation**

Family Self-Sufficiency programs are provided to families in Section 8 as well as Public Housing. The participants tend to be Section 8 families. Currently there are 9 families participating but the capacity is 60 families. The Family Savings Account program is available to residents who participate in FSS. This enables families to save money for larger purchases, education or homeownership.

## **3. Tenant management?**

The Reading Housing Authority created 3 units for homeownership in 2006. At this time there are no plans to repeat this program. Homeownership is difficult for Section 8 residents due to the cost of housing and the new caution being applied to the sub-prime market for loans.

## **4. Agency standing with HUD**

The Berks County Housing Authority is not a troubled agency.  
The Reading Housing Authority is not a troubled agency.

**Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

5 Year Strategic Plan Barriers to Affordable Housing response:

**1. Public Policy**

The City of Reading in particular and many of the Borough's in county have a ready supply of affordable housing. Housing is particularly inexpensive in Berks County and Reading compared to neighboring municipalities and Counties. The low cost of the housing though is, at least in part, tied to several negative factors. Further exacerbating the problem is that the depressed housing market suppresses new housing development, particularly rental development. The impediments to housing are:

- Older housing stock that requires extensive modernization and rehabilitation.
- Shrinking state and federal funding sources to subsidize affordable housing projects and rehabilitation.
- The 2000 Comprehensive Plan for Reading cites density as a housing problem. Lack of parking, small yards, limited open space and privacy negatively impact housing.
- The 2000 Comprehensive Plan for Reading states that the City accommodates a disproportionate share of the county's low income persons and special needs housing. The effect is to depress the tax base which results in a higher mil rate than surrounding municipalities.
- Developers frequently cite the problems of working through zoning issues in most local municipalities as a cost factor that impedes development.

**2. Strategy to remove or ameliorate negative effects of public policies**

The Berks County Comprehensive Plan and the City of Reading Comprehensive Plan each cite objectives for the development of decent affordable housing:

- Encourage municipal officials to revise their local zoning ordinances to reflect more opportunities for affordable housing development. Using cost-benefit analyses, illustrate how family housing and clustered single family development can be more cost-effective to

local elected officials. Encourage local units of government to revise their ordinances to be consistent with the Berks County Comprehensive Plan

- Developers identified the insufficient supply of land zoned for multi-family housing as one of the factors driving up the cost of land acquisition and development. Lack of infrastructure is often the reason for limited multi-family zoning. Outreach initiatives focused on educating public officials and planning commissions on the benefits of affordable housing may encourage the rezoning of more land to multi-family zoning designations, as well as eliminate unnecessary and excessive development standards for multi-family housing.
- Educate and inform owners of tax-credit development and County assessors about Act 39 of 2003 (HB 1854), a new law that instructs assessors to consider rent restrictions, affordability restrictions, and the income approach to value rather than comparable sales approach to value, when assessing affordable housing developments
- Encourage municipalities to consider a “streamlined” approach to obtain permits and funding for affordable housing projects.
- Active and productive nonprofit housing developers need ready access to capital in order to finance the front-end soft costs associated with new development. Utilizing a lesser-restrictive source of financing for this (such as Act 137 Housing Trust Fund resources) would enable nonprofits to seek out more development opportunities and fully investigate the financial feasibility of potential projects early on.
- Encourage land use policies that diversify the affordable housing stock in the Valley to address needs of smaller families, people with disabilities needing supportive housing, and seniors; encourage multi-use, residential development in commercial structures in business zones; and encourage village style/mixed use development. Village centers will contain a mix of stores, restaurants, professional offices that would be appropriate settings for low to moderate-income housing at an increased density.
- Support the adoption of building codes that facilitate the rehabilitation of existing homes. (In many communities, older homes undergoing moderate levels of rehabilitation must also include additional renovations to bring them into compliance with current building standards that increase significantly the cost of rehab. Many communities have adopted a model rehabilitation code by the International Code Council).
- Encourage the establishment of new residential uses and/or neighborhoods at appropriate locations including upper-story reuse in commercial core districts and adjacent to existing Borough’s and Villages.

## HOMELESS

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### ***Homeless Needs (91.205 (b) and 91.215 (c))***

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

5 Year Strategic Plan Homeless Needs response:

#### **Nature and Extent of Homelessness**

Berks Coalition to End Homelessness is the lead agency for addressing homelessness in Berks county. The Coalition actively works to identify the root causes of homelessness and address those issues.

Each year a Point in Time count is made of the persons residing in shelter and transitional facilities and living unsheltered in County. The count in January 2008 consisted of the sheltered count and a day-time unsheltered count involving the soup kitchens and other known locations where homeless persons are known to congregate during the day.

The homeless are fairly evenly represented among White and Black persons and Latinos. For the most part, those selecting Latino to describe their ethnicity selected multi-racial under race. There is also an equal number of men and women who are homeless. Generally the women are accompanied by children in the shelter and transitional housing population.

Table 30

## Homeless Population

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
<b>Part 1: Homeless Population</b>				
Number of Families with Children (Family Households):	23	52	0	75
1. Number of Persons in Families with Children:	56	153	0	209
2. Number of Single Individuals and Persons in Households without Children:	152	68	67	287
<b>(Add Lines Numbered 1 &amp; 2) Total Persons:</b>	208	221	67	496
<b>Part 2: Homeless Subpopulations</b>	Sheltered		Unsheltered	Total
a. Chronically Homeless (For sheltered, list persons in emergency shelter only)	14		18	32
b. Severely Mentally Ill	138		1	139
c. Chronic Substance Abuse	84		3	87
d. Veterans	77		2	79
e. Persons with HIV/AIDS	2		0	2
f. Victims of Domestic Violence	112		0	112
g. Unaccompanied Youth (Under 18)	1		0	1
h. Race: White	109		n/a	
Black	67		n/a	
Multiple races	49		n/a	
i. Ethnicity - Latino	50		n/a	
J. Gender – Male	112		23	
Female	118		3	

Source: Berks Coalition to End Homelessness, 2008

The number of households at risk of becoming homeless is a much more difficult item to quantify. The following is a list of the characteristics of those at-risk.

- People without adequate and stable income will be continually at risk of a housing crisis.
- The majority of jobs now require moderate- to long-term training. Even entry-level positions are more technical than in previous times with widespread use of computer

and telecommunication technology. The trend is that service and clerical jobs have replaced lower-skilled manufacturing and production jobs. The service and clerical jobs often pay wages insufficient to support a family. Education and training are important to the labor force to sustain employment in decent paying jobs. The 2000 Census reported that 54,651 persons age 25 and over in Berks County had not finished high school. The persons without a high school diploma represent 22 percent of the population age 25 and over. People with no or minimum job skills are at risk of repeated housing crises.

- Children in single parent households are at risk of experiencing a housing crisis if they are poor. Women have typically earned less than men, making children in female headed households the most at risk. The 2000 Census reported 7,800 female headed households with children under 18 in Berks County which is approximately 8% of all family households. In the City, the percentage of female headed family households with children rises to 21%. In Berks County, 37% of these female headed families with children under 18 had income below poverty level and in the City of Reading, 56% of incomes below poverty level.
- Cost burden, particularly among households whose income is less than 80 percent of MFI, is a concern. When households pay higher proportions of their incomes for housing, they are forced to sacrifice other basic necessities such as food, clothing, and health care. As was previously noted, CHAS Data 2000 identified 26,718 cost burdened low income households in Berks County outside the City and 8,899 in the City of Reading. Of these households, in Berks County, 11,634 or 43.5 percent paid half or more of their income for their housing. In the City of Reading, 47 percent paid half or more of their income for their housing. Of the severe cost burdened households in Berks County, 63 percent had annual incomes at or below 30 percent of MFI. In the City of Reading, 83 percent had annual incomes at or below 30 percent of MFI

Others who are vulnerable to residing in shelter or on the street, and are at risk of becoming homeless include the following.

- Persons leaving institutions.
- Households with incomes less than 30 percent of MFI.
- Victims of domestic violence.
- Households with incomes less than 30 percent of MFI.
- Victims of domestic violence.
- Special needs populations (persons with HIV/AIDS, disabilities, drug and alcohol addiction).
- People who are doubling up, which is often identified by overcrowding. In Berks County, outside the City of Reading, the 2000 Census identified 1,1038 housing units, representing 1 percent of the County's occupied housing stock, with more than one person per room. There were 646 crowded owner occupied housing units, which was 1 percent of the owner housing. There were 492 crowded renter occupied housing units, which was 2 percent of the renter occupied housing. In the City of Reading, 2,139 housing units, representing 2.1 percent of the City's occupied housing stock, with more than one person per room. There were 445 crowded owner occupied housing units, which was nearly 3 percent of the owner housing. There were 1,694 crowded renter occupied housing units, which was 11.5 percent of the renter occupied housing.
- Large families who are low income. CHAS Data 2000 reports that in Berks County outside the City of Reading, there are 2,262 low income large families of which 1,527 (68

percent) have a housing problem. In the City of Reading, there are 1,601 low income large families of which 1,176 (73 percent) have a housing problem.

- Residents of rooming houses.

Information regarding services available to persons threatened with homelessness is listed in Part 2 of this CP.



### **Priority Homeless Needs**

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

5 Year Strategic Plan Priority Homeless Needs response:

#### **1. Homeless Priorities:**

The Berks Coalition to End Homelessness places an emphasis on Chronic Homelessness and homeless families who are more episodically homeless. The locally developed plan to end homelessness details priorities.

#### **Prevention:**

1. Emergency Prevention: Provide emergency services to prevent loss of housing
2. Systems Prevention: Examine and change institutional policies and regulations that adversely impact on housing
3. Outreach: Identify Street homeless and at-risk persons and families
4. Services: Maximize utilization of mainstream resources

#### **Intervention:**

1. Rapid Re-housing: The Housing First Model
2. Supportive Transitional Housing for homeless, chemically dependent individuals
3. Expand Permanent housing: Development of safe and affordable housing
4. Income: Job training and services accessible for homeless individuals

These priorities and the Plan to End Homelessness were developed over a two year timeframe working with the membership of the Coalition, political leadership and civic representatives.

## **2. Chronic Homelessness**

The Berks Coalition to End Homelessness places a high priority on homeless families and individuals including those who are chronically homeless. Shelter, transitional and permanent supportive housing are each valuable components of the overall Continuum-of-Care and there are unmet needs for both transitional and permanent housing.

Between Feb 1, 2006 and January 31, 2008, there was an increase of 34 beds for chronically homeless individuals. There were new beds created at Easy Does It and Opportunity house. In 2008, Shelter plus Care will fund an additional 24 beds.

**Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

5 Year Strategic Plan Homeless Inventory response:

Berks County has a very extensive network of shelters and housing programs.

**Table 31**

**Fundamental Components in CoC System**

Provider Name	Facility Name	Fam units	Fam. Beds	Indiv Beds	Year Round Total	Seasonal	Over flow
<b>Emergency Shelter:</b>							
Opportunity House	Emergency Shelter*	0	45	40	85		30
HOPE Rescue Mission	HOPE Rescue Mission	0	0	50	50		14
Mary's Shelter	Mary' Shelter*	0	0	12	12		
Berks Women in Crisis	BWIC Shelter*	7	20	6	26		
Easy Does It	Walnut Street Comm Center*	0	0	13	13		5
<b>EMERGENCY SHELTER SUBTOTALS:</b>	<b>SUBTOTAL CURRENT INVENTORY:</b>	7	65	121	186		49
<b>Transitional Housing:</b>							
Mary's Shelter	Mary's Home	6	12		12		
Easy Does It, Inc	Bernville Comm Center*			20	20		
BEACON House	BEACON House	13	29		29		

Berks Women in Crisis	Emma Lazarus House*	10	30		30		
Berks Women in Crisis	Schuylkill and Buttonwood	2	6	1	7		
Berks Women in Crisis	S. 5 <sup>th</sup> Street	3	9	3	12		
Berks Counseling Cntr	Perkiomen Transitional*	7	21		21		
Berks Counseling Cntr/YMCA	Cotton Street*	6	21		21		

Provider Name	Facility Name	Fam units	Fam. Beds	Indiv Beds	Year Round Total	Seasonal	Overflow
Council on Chemical Abuse	Dual Diagnosis/Twin Peaks*	0	0	8	8		
Council on Chemical Abuse	Women's Bridge*	0	0	6	6		
Council on Chemical Abuse	Men's Bridge	0	0	13	13		
YMCA	Honor House	0	0	6	6		
YMCA	Y-Haven*	12	24		24		
YMCA	SAFE House men and women*	0	0	20	20		
YMCA	Y Passages*	0		4	4		
CARE	CARE Transitional*	1	6	0	6		
Opportunity House	Crossroads*	6	22	0	22		
Opportunity House	Linkages*	4	18	0	18		
<b>TRANSITIONAL HOUSING SUBTOTALS:</b>	<b>SUBTOTAL CURRENT INVENTORY:</b>	80	248	81	329		
<b>Permanent Housing:</b>							
Berks Counseling Cnt	S. 5 <sup>th</sup> Street*	6	24	0	24		
Berks Counseling Cnt	S. 10 <sup>th</sup> Street*	3	6	4	10		
Berks Counseling Cnt	1135 Franklin St*.	6	24	0			
Salvation Army	Protecting your Family After-Care Permanent Housing*	14	42	5	47		
Opportunity House	New Beginnings I*	0	0	8/4*	8		
Opportunity House	2 <sup>nd</sup> Floor*	0	0	8	8		
Easy Does It	Permanent Housing*	0	0	30/30	30		
Opportunity House	New Beginnings II*	4	22		22		
Berks Counseling Center	Phoenix House*	0	0	7/7	7		
Reading Housing Authority		0	0	24/24	24		
<b>PERMANENT HOUSING SUBTOTALS:</b>	<b>SUBTOTAL CURRENT INVENTORY:</b>	33	118	86/65	204		

\*Denotes a set aside of beds for Chronically homeless (Total/Chronic)

Source: Berks Coalition to End Homelessness, 2008

There is also an extensive services provider network:

Table 32

## Service Providers in the CoC System

(1)  Provider Organizations	(2) Prevention					(3) Outreach			(4) Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Berks Community Action Program	x	x	x	x						x					x	x		
Catholic Charities			x		x													
Jewish Federation			x															
Salvation Army		x	x	x					x	x								x
Mid-Penn Legal Aid					x													
Lebanon VA Hospital									x	x	x		x		x			x
Berks AIDS NETWORK/Co-County Wellness Program		x	x	x		x	x		x	x				x	x			
Berks Women In Crisis				x	x			x	x	x					x		x	x
Opportunity House									x	x	x	x			x	x	x	x
CARE				x		x			x	x					x			x
Berks Counseling Center						x			x	x	x	x		X	x			
YMCA									x	x	x	x		x			x	X
Easy Does It									x	x	x				x	x		x
Council on Chemical Abuse									x	x	x	x			x			
Berks County MH/MR									x			x						
Mental Health Association				x	x				x	X								
Mary's Shelter/Mary's Home									x	x					x		x	
BEACON House									x	x					x		x	
Service Access Management		x		x	x				x	X		x			x			
Literacy Council															x			
Hispanic Center														x	x		x	x
BCIU – Homeless Student Program				x	x					x					x			x
Red Cross		x																x
BCPS					x			x	x							x		

Midnight Ministry						x													

**Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

5 Year Homeless Strategic Plan response:

**1. Homelessness – Priority Needs**



The Berks Coalition Plan to End Homelessness identifies the strategy for addressing homelessness at all stages. Berks county has a well developed system of outreach, intake, assessment, shelter, transitional, permanent housing placement and prevention. The plan identifies additional actions needed to strengthen the mainstream systems to prevent homelessness. The following is an excerpt from the plan:

### **EMERGENCY PREVENTION**

The risk of becoming homeless increases when household stress increases. Problems may be related to the financial ability of the household, domestic issues, personal issues and behaviors or housing issues or, more likely, any combination of issues. Programs that address the causes of stress and means to avoid homelessness have been identified.

BCAP is the traditional provider of anti-poverty programs such as LIHEAP (Fuel assistance) and HAP (emergency rental assistance) as well as FEMA funded services. Housing Counseling and budget counseling are provided by the Housing Center. There are waiting lists and shortages of assistance to meet all the community needs. Other charitable agencies, Catholic Charities and the Salvation Army, also provide some emergency assistance to families in need of fuel, food and other services.

### **SYSTEMS PREVENTION**

Although mental health, drug and alcohol recovery and public assistance programs help many people, some fall through the cracks as a result of their own actions or due to flaws in “the system”. We need to identify how and why these systems do not prevent homelessness and create a response that addresses the needs of individuals. Whether it’s because an individual has not been determined to be eligible for a service, refuses service or violates a condition of service, supports must be in place to prevent homelessness.

Berks County currently has several local initiatives that provide alternatives to incarceration or support housing upon discharge:

Drug Court and Mental Health Court have been set up to divert parole violators from prison and engage in intensive dialogue and counseling to effect change.

More prison discharge planning is taking place, particularly for persons with mental illness. A Community Corrections center is being established that will also facilitate housing and stability.

Case management has been funded for BCPS – Berks Connections to assist up to 50 members of gangs upon re-entry from prison.

Community Treatment Teams - through Berks Counseling Center, young adults age 16-25 receive voluntary, comprehensive and intensive outpatient mental health and addiction treatment in addition to rehabilitative and support services to persons with a serious and persistent mental illness and addiction problems. Community Treatment Team services are targeted for those persons who have not achieved and maintained health and stability in the community, and for whom without these services would continue to experience hospitalization, incarceration, psychiatric emergencies, and/or homelessness.

## **OUTREACH**

Too often people become homeless or remain homeless because they do not know how to access support systems, or have “burned their bridges” to their support network. We need to make sure there is no “wrong door” and that services throughout the continuum remain available.

Berks AIDS Network, a program of Co-county Wellness Services, does street outreach around safe behaviors and sexually transmitted disease, some of which is aimed at homeless individuals. There is no on-going program of outreach for the purposes of reaching those living on the street to bring them to shelter or services.

Outreach efforts will begin in 2007 to persons attending the Midnight Ministries, a church coalition program that provides a meal on Friday nights at 6<sup>th</sup> and Franklin Streets (and in the Mennonite Church in the winter) in Reading. Members of the Coalition will be on-hand to provide counseling and referral.

## **SERVICES**

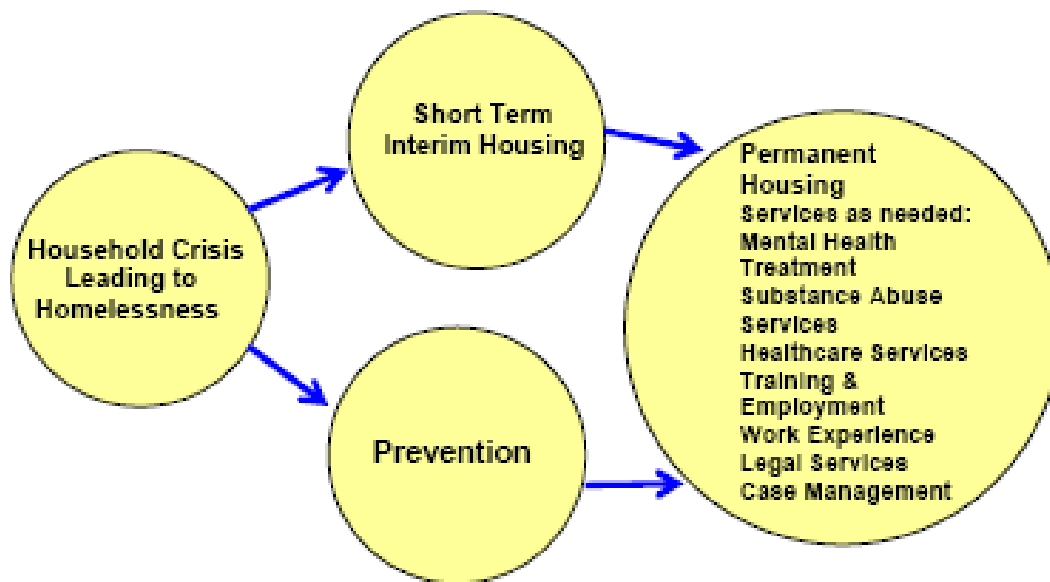
The provision of appropriate services will increase the likelihood of persons remaining in independent housing. Accessing services that are available can be challenging. Housing providers report they must work with clients to overcome obstacles to accessing mainstream resources. Mainstream resources include: TANF, Medicaid, Food stamps, Social Security, Social Security Disability (SSDI), Substance abuse Services, Mental Health Services, and Employment services. For example, SSDI takes up to 1 year to qualify – during that time people will continue to become homeless unless alternatives are found.

Service Access Management (SAM, Inc.), provides mental health services for those unable to pay and without Medicaid benefits. Those with Medicaid can now go directly to their provider networks. However, there is a shortage of psychiatrists who are needed to prescribe meds. There can be a wait of 1 to 4 months to see a doctor. Through a contract with Berks Counseling Center (BCC), Opportunity House provides on-site mental health and drug and alcohol treatment services for Opportunity House clients. Staying connected to ones provider is key to timely services.

## **RAPID RE-HOUSING**

Opening the back door requires appropriate, available, affordable and decent housing. The availability of affordable housing and subsidy mechanisms is a high priority. Nationally, a model has been developed called Housing First/ Housing Plus (the plus indicates that services are provided). The underlying principal is to move homeless individuals and families to permanent housing and then provide the services needed to stabilize them in that environment.

### Housing First/Housing Plus Model



Shelters and transitional housing and service providers work individually with clients to find housing. Though often it is difficult to find affordable and decent housing. Several agencies are cultivating relationships with good landlords. Housing-related services, such as first-month's rent or utility connections which aid in moving to people to housing, are currently provided by BCAP, BAN and DPW and several charitable organizations.

### **SUPPORTIVE TRANSITIONAL HOUSING FOR HOMELESS CHEMICALLY DEPENDENT INDIVIDUALS**

A basic tenet of addiction treatment is the development and maintenance of a strong sober support system; however, in many cases individuals suffering from addiction usually have no family, employer, or social network to turn to for support. Research supports our steadfast belief that a significant percentage of the homeless population, those individuals residing on the streets and in area shelters can attribute their condition to their addiction to chemicals.

The aim of transitional supportive housing is to provide a safe, sobriety-based living environment complemented with a variety of supportive services to assist residents in achieving a core set of goals that are designed to achieve independence, sobriety and lead to maintaining permanent housing. Because stable housing is a vital factor in sustaining recovery from chemical dependency, a primary core goal of the transitional supportive housing programs is to assist residents in obtaining permanent, stable housing. Our experience has shown that upon successful completion of transitional

housing, chemically dependent individuals are able to maintain permanent housing on their own.

## **PERMANENT HOUSING**

An affordable housing strategy for Berks County must consider the availability of affordable rental housing as well as homeownership opportunities. The City is working with non-profits such as CHDO's (Community Housing Development Organizations) to develop homeownership opportunities and may also look at properties for rental housing.

## **INCOME**

Earning a sufficient income to sustain permanent housing is another key to success. The National Low Income Housing Coalition report, *Out of Reach 2005*, detailed the income it takes to afford housing by Metropolitan Statistical Area (MSA). For the Reading MSA, it takes 2.4 full-time minimum wage jobs or an hourly wage of \$12.31 to afford the median rent for a two-bedroom apartment of \$640. (The mean hourly rate for renters in 2005, was estimated to be \$10.13). A one-bedroom apartment requires 1.9 FTE or nearly \$10 per hour to afford the median rental at \$519.

The Workforce Investment Board (WIB) is mandated by the state to develop one-stop employment and training centers. CareerLink is that local center. This system is largely electronic and although CareerLink staff are available to help, those with limited computer skills may be hesitant to use this resource. At one time STRIVE/Job Quest at Opportunity House was connected to the system to help homeless clients gain access. This link is now provided through the Hispanic Center. STRIVE/Job Quest continues to serve chronically unemployed adults with job readiness, placement, and post-employment counseling and career planning.

## 2. Chronic Homeless Strategy.

As addressed above, the needs of persons who are chronically homeless will be addressed through appropriate housing and services. Specific actions identified in the Continuum of Care Exhibit 1 for 2007 included:

Objectives to End  Chronic  Homelessness  <u>and</u> Move  Families and  Individuals to  Permanent  Housing	2007 Local Action Steps	Lead Person  List name and title or organization of one person responsible for accomplishing each action step.	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5 years	Numeric Achievement in 10 years
1. Create new PH beds for chronically homeless persons.	24 New beds to be created through implementation of S+C	Stacey Keppen, Reading Housing Authority	34	65 total, 31 new	123 total, 58 new	198 total, 75 new
	7 New beds to be created through implementation of SHP by BCC for chronically homeless persons	Fran Malley, Berks Counseling Center				
	Apply for new beds in 2007 app for Salvation Army	Bruce Livingston, Salvation Army				
2. Increase percentage of homeless persons staying in PH over 6 months to at least 71%.	Increase retention in Permanent Supportive Housing at Franklin St. by improving housing conditions	Gloria Corkle, Berks Counseling Center	67.57 %	71%	71%	71%
	Develop case management training for PH case managers to improve client success rate.	Felix Rodriguez, EDI (chair social services committee)				
3. Increase percentage of homeless persons moving from TH to PH	Continue success rate at EDI through continued case management and building sobriety skills	David Reyher, EDI	81.16 %	81%	81%	81%
	Continue success rate at BCC Perkiomen through continued case management and building sobriety skills	Gloria Corkle, BCC				

to at least 61.5%.	Continue success rate at YMCA through continued case management and building sobriety skills	Kim Miller, YMCA				
4. Increase percentage of homeless persons employed at exit to at least 18%.	Continue success at placing persons in employment at BCC, EDI and BCC's SSO at Emergency Shelter.	Gloria Corkle, Berks Counseling Center	43.7%	44%	45%	45%
	Use case management and job skills development to help clients work toward employment.	Gloria Corkle, Berks Counseling Center				
	Network with employers to expand employment opportunities	Felix Rodriguez, EDI				
5. Ensure that the CoC has a functional HMIS system.	Continue to provide support to United Way User's Group with HMIS implementation technical assistance	Krisann Selbest, YMCA	74.3% Bed Cover-age	85% Bed Cover-age	100% Bed Cover-age	100% Bed Cover-age
	Expand HMIS to include 50 beds at Hope Rescue Mission	Kay Metroitt, Salvation Army				
	Work with state committee to allow DV beds to upload data while protecting identities	Mary Kay Bernosky, BWIC				
	Expand permanent housing choice by facilitating creation of new rental units.	Jay Worrell, Permanent housing committee (Habitat for Humanity)				

### 3. Homelessness Prevention

Homeless prevention is based on working with mainstream resources to stop the flow of people to homelessness. The Continuum of Care application identified one implementation strategy that would significantly decrease the homeless population.

Prevent homelessness through discharge planning	Support efforts of BCPS to provide housing for persons leaving County prison and court diversion programs	Scott Rehr	Implement Community Corrections Strategy; 120 individuals	120 individuals	120 individuals
-------------------------------------------------	-----------------------------------------------------------------------------------------------------------	------------	-----------------------------------------------------------	-----------------	-----------------

The Plan to End Homelessness identified systems prevention strategies to pursue over the longer term:

- Work with Berks County Prison officials to develop adequate facilities for on-site community involvement
- Coordinate activities of County Prison, County Parole office, State Parole office and community providers
- Provide post-release housing assistance and information to prisoners re-entering community.
- Work with State mental health officials on community re-integration programs and funding.
- Coordinate planning with local hospitals on discharge planning for homeless persons

- f. Encourage youth in foster care to take advantage of transitional and preparatory programs that prevent homelessness.

#### **4. Institutional Structure**

Working together to achieve common ends brought the Coalition members together initially and is still a driving force behind Coalition activities. The recognition that no one agency could address the problem of homelessness was the impetus behind formation of the Berks Homeless Coalition in 1995. It began with only a dozen or so members, most of whom represented the organizations that sheltered homeless people.

About this same time, the U.S. Department of Housing and Urban Development (HUD) announced that funding from the Supportive Housing Program (SHP) would only be granted to those communities that demonstrated a continuum of services existed to move people from homelessness to independent living. This Continuum of Care as it came to be called, required local SHP recipients to work together to identify gaps and impediments in the services system that prevented persons who were homeless from gaining economic independence. In 1997, the Coalition took on this function.

The Coalition gained strength when members adopted a new direction. In 2004, the agenda of the Coalition moved from addressing the immediate needs of the homeless to understanding the root causes and ending homelessness. The Berks Homeless Coalition took a new name from its new direction and was renamed the Berks Coalition to End Homelessness (BCEH). The new name reflects the adoption of the mission statement which calls for an end to homelessness.

*The Coalition is a group of representatives of community and government agencies, and other concerned citizens whose goal it is to develop a strategy to coordinate efforts to end homelessness.*

The Coalition is organized in a number of committees to implement the goals as outlined in the plan.

#### **5. Discharge Coordination Policy—**

Exhibit 1 of the 2007 Continuum of Care application provided a snap shot of the state of the discharge planning efforts in Berks County.

Foster Care:  
Formal Protocol Finalized -  
Berks County Department of Children and Youth Services (CYS) provides transitional living services for youth in foster care and those in out-of-county placement foster care returning to Berks County. Youth are to be screened for risk of becoming homeless and extended care provided until they are able to



support themselves. Youth are not discharged to homeless shelters or facilities. CoC and CYS have implemented this policy that is understood and agreed upon by both parties.

**Health Care:**

Reading and St. Joseph's Hospitals are the primary health institutions in the county. No protocol has been finalized. We are working with the hospitals to identify homeless individuals and to find appropriate housing placement.

**Mental Health:**

Persons hospitalized locally and at the state facility in Wernersville receive discharge planning from the Berks County Office of Mental Health and Retardation. Community treatment and housing assistance are provided to ensure a safe return to the community. Persons are not returned to the community through the homeless shelters or housing facilities supported by McKinney funds. The CoC and institutions providing treatment have agreed to and understand this protocol.

**Corrections:**

Berks Connections/Pre-Trial Services, in cooperation with Berks County MH/MR, the Council on Chemical Abuse and the Berks County prison, provides discharge planning and screening. Persons with mental health and substance abuse problems will receive services from community providers before release with a plan for continued treatment after release. Integrating community services in the prison provides continuity and connectivity that follows inmates back into the community which results in a reduction in relapse, re-incarceration and homelessness. Persons returning to the community are not discharged to beds supported by McKinney funds. The CoC agencies and Berks Co. Prison have agreed to and understand this protocol.

**Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

5 Year Strategic Plan ESG response: n/a

## COMMUNITY DEVELOPMENT

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### ***Community Development (91.215 (e))***

\*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

### **5 Year Strategic Plan Community Development response:**

The two primary objectives developed by HUD to be addressed in the Community Development sections are:

- Creating Suitable Living Environments
- Creating Economic Opportunities

Each objective will have either of the following outcomes:

- Improve Availability/Accessibility
- Improve Sustainability

### **1. Identification of Non-Housing Community Development Needs**

Owing to the diverse nature of Berks County communities, the non-housing community development needs within the County are varied and disparate, but there are some common elements. There are needs for public infrastructure reconstruction and public facility improvements in much of the County. There are significant Social Service needs must continue to be addressed. In Reading, the Community Development needs are similar. Infrastructure and facility rehabilitation is critical. There is also a need to expand and develop new and existing facilities.

There are specific needs within communities, including the City, such as downtown revitalization, sewer system improvements, flood protection, and roadway and sidewalk improvements.

The non-housing community development priorities for 2009-2013 are:

Assistance will be provided to local municipalities to address:

- Public Facilities and Infrastructure
- Downtown revitalization
- Clearance and Demolition
- Sanitary sewer improvements
- Stormwater collection improvements
- Water improvements
- Sidewalk improvements, including handicap accessibility
- Street improvements
- Rail improvements

Economic Development

- Business assistance to create and retain jobs
- Development of Industrial and Commercial sites
- Façade improvements/downtown revitalization

Public Services

- Crime Prevention
- Youth programs
- Eldercare needs
- Homeless services

These priorities are those the County and participating municipalities expect to address during the next five years using resources from the Community Development Block Grant program as well as other resources as available.

## **2. Basis for Assigning Priority**

Priorities for community development were established from citizen input and a variety of consultations, meetings and input from county and local officials. While priorities can be generally established for the overall program, individual communities may have specific projects and programs identified as critical only to them. The priority list serves as a general guide to decision-making, not a rule. A multitude of factors determine the funding of individual projects including readiness and number/concentration of low/moderate person served. The priority identification plays an important but not absolute role in project selection.

Highest Priority activities include eligible CDBG projects that will create an impact on the community. Projects that stimulate the redevelopment of the community, enhance the quality of life and expand housing choice will be considered high priority.

Medium Priority activities are those projects that are meet critical local municipal needs for infrastructure and community services.

Low Priority is given to eligible activities that meet local needs but are deemed to have little impact on the quality of life of the community.

Most infrastructure and public facility projects will be constructed in eligible areas of low mod concentration.

### 3. Obstacles to Meeting Underserved Needs

The principle obstacle to meet underserved needs is financial. The allocation of federal funds, while significant, is well below levels required to meet the needs of the region's low/moderate income households and communities.

### 4. Short-term & Long-term Community Development Objectives

The following charts, HUD Table 2-B, identifies potential CDBG funded Community Development activities and the priority assigned. High priority activities will be funded, medium priority activities will be addressed if funds permit and low priority activities will not be funded. Planning and program administration activities are not included in the chart.

Table 33

#### Public Facilities and Infrastructure County

Housing and Community Development Activities		BERKS Co				City of Reading			
		Priority (H,M, L)	Needs	Current	Gap	Priority (H,M, L)	Needs	Current	Gap
01 Acquisition of Real Property 570.201(a)									
02 Disposition 570.201(b)									
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)								
	03A Senior Centers 570.201(c)	M				H			
	03B Handicapped Centers 570.201(c)	L				N			
	03C Homeless Facilities (not operating costs) 570.201(c)	N				H			
	03D Youth Centers 570.201(c)	N				N			
	03E Neighborhood Facilities 570.201(c)	N				H			
	03F Parks, Recreational Facilities 570.201(c)	H				H			
	03G Parking Facilities 570.201(c)	M				H			
	03H Solid Waste Disposal Improvements 570.201(c)	N				N			
	03I Flood Drain Improvements 570.201(c)	M				N			
	03J Water/Sewer Improvements 570.201(c)	H				H			
	03K Street Improvements 570.201(c)	H				H			
	03L Sidewalks 570.201(c)	M				H			
	03M Child Care Centers 570.201(c)	L				N			
	03N Tree Planting 570.201(c)					M			
	03O Fire Stations/Equipment 570.201(c)	H				H			
	03P Health Facilities 570.201(c)	L				N			
	03Q Abused and Neglected Children Facilities 570.201(c)					N			
	03R Asbestos Removal 570.201(c)					H			

	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	N				N			
	03T Operating Costs of Homeless/AIDS Patients Programs	H				H			
	04 Clearance and Demolition 570.201(d)	H				H			
	04A Clean-up of Contaminated Sites 570.201(d)	H				H			
<b>Public Services</b>	05 Public Services (General) 570.201(e)	N				H			
	05A Senior Services 570.201(e)	N				N			
	05B Handicapped Services 570.201(e)	L				N			
	05C Legal Services 570.201(E)	N				N			
	05D Youth Services 570.201(e)	M				M			
	05E Transportation Services 570.201(e)	N				N			
	05F Substance Abuse Services 570.201(e)	L				M			
	05G Battered and Abused Spouses 570.201(e)	M				M			
	05H Employment Training 570.201(e)	M				N			
	05I Crime Awareness 570.201(e)	N				H			
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e)	N				N			
	05K Tenant/Landlord Counseling 570.201(e)	M				M			
	05L Child Care Services 570.201(e)	L				M			
	05M Health Services 570.201(e)	N				N			
	05N Abused and Neglected Children 570.201(e)	N				N			
	05O Mental Health Services 570.201(e)	M				M			
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	N				M			
	05Q Subsistence Payments 570.204	N				N			
	05R Homeownership Assistance (not direct) 570.204	N				N			
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	H				N			
	05T Security Deposits (if HOME, not part of 5% Admin c	H				N			
	06 Interim Assistance 570.201(f)	N				H			
	07 Urban Renewal Completion 570.201(h)	N				N			
	08 Relocation 570.201(i)	N				N			
	09 Loss of Rental Income 570.201(j)	N				N			
	10 Removal of Architectural Barriers 570.201(k)	H				H			
	11 Privately Owned Utilities 570.201(l)	N				N			
	15 Code Enforcement 570.202(c)	N				H			
	16A Residential Historic Preservation 570.202(d)	L				M			
	16B Non-Residential Historic Preservation 570.202(d)	L				M			
	17A CI Land Acquisition/Disposition 570.203(a)	N				N			
	17B CI Infrastructure Development 570.203(a)	H				M			
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	L				N			
	17D Other Commercial/Industrial Improvements 570.203(a)	M				M			
	18A ED Direct Financial Assistance to For-Profits 570.203(b)	L				M			
	18B ED Technical Assistance 570.203(b)	L				N			
	18C Micro-Enterprise Assistance	L				M			
	20 Planning 570.205	M				M			
	21A General Program Administration 570.206	H				H			
	21B Indirect Costs 570.206	N				N			
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	M				H			
	21E Submissions or Applications for Federal Programs 570.206	H				H			
	<b>Totals</b>								

## Economic Development

The focus of economic development activities will be downtown revitalization and assistance to employers providing living wages and appropriate benefits. As indicated in the table above, to varying degrees, both the County and the City have medium to high priority on some economic development activities. The County separately funds an economic development director whose role is to encourage development of business

and jobs in the County. The City relies on a number of non-profit agencies and the Redevelopment Authority to accomplish the same tasks. Support will be made available from federal grant funds when needed to support projects of local significance.

### **Antipoverty Strategy (91.215 (h))**

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the strategic plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

#### **5 Year Strategic Plan Antipoverty Strategy response:**

Poverty is a function of income, which is related to education, job training and employment. Berks County and the City of Reading remain committed to addressing the needs of its citizens who live at or below the poverty level. It is also recognized that the presence of poverty and the related social and economic problems are a destabilizing element in some communities.

The number and concentration of households below the poverty level is indicated by Figure 2. The majority of households are centered around the City of Reading and adjacent townships and boroughs.

A number of different County agencies serve the population below the poverty line. Among them are the County Office of Aging, Children and Youth Services, Community Service, Domestic Relations, Employment and Training Office and Mental Health and Mental Retardation Office. These agencies in turn have many affiliations with private non-profit services who also serve the persons with incomes below the poverty line. A catalogue of activities of these agencies seems beyond the scope of this document. Their collective efforts, however, constitute the County's anti-poverty strategy.

The City and County believe that the housing priorities which emphasize priority for very low households, development of a transitional housing arrangements and the development of programs like family self-sufficiency which link housing and social services will assist in reducing the number of households with incomes below the poverty line.

### **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

#### **5 Year Strategic Plan LIHTC Coordination response: N/A**

## NON-HOMELESS SPECIAL NEEDS

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### *Specific Special Needs Objectives (91.215)*

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Non-homeless Special Needs Analysis response:

#### **1. Priorities and Objectives:**

The over-arching goal established for Special Needs is:

**Housing facilities** — Assist private, non-profit developers leverage other public and private funding to develop permanent supportive housing

During the next five years, the County and the City will work with agencies to develop housing for lower income families and individuals, including persons with special needs.

As described in that Needs Assessment, there exists the need to develop permanent supportive housing for persons with special needs. The need for supportive housing for the psychologically and mentally disabled people was stressed during the consultation participation process. Persons with mental illness are disproportionately represented among persons who are homeless.

#### **2. Resources**

The County has established as a priority objective to create new permanent supportive housing for persons who are mental ill. A Healthchoice Reinvestment Plan has been developed that will allow the county to spend up to \$3 million on services and housing for people who are healthchoices eligible with a mental disability or chemical dependency. New housing units, rental assistance, emergency housing, services and education are planned. These funds will be available over the next 5 years.



### **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.  
\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

5 Year Non-homeless Special Needs Analysis response:

#### **1. Estimate of Subpopulations needing supportive housing**

Persons with special needs include the Frail Elderly, Persons with Disabilities, Persons with Mental Illness, Persons with Mental Retardation, Persons with Substance Abuse problems and Persons with HIV/AIDS. The portion of the population requiring special housing options has not been quantified. Many persons with such special needs also have very low incomes. Therefore, their needs may have already been taken into account in estimating the needs of persons with very low incomes. However, for some people, supportive housing – housing with supportive services – is needed as they are unable to undertake the Activities of Daily Living (ADL) without assistance. When family is not available and in-home care is not sufficient, different housing options are needed.

An estimate of the populations of special needs persons was provided in Housing Needs section of this report. Given the limitations on the data, it is not possible to estimate the housing needs, nor the supportive housing needs of these diverse populations.

## 2. Priority by subpopulation

**Table 34**  
***Special Need Subpopulations***

Non-Homeless Special Needs Including HOPWA		Priority	Needs	Currently Available	GAP
Housing Needed	52. Elderly		0	0	0
	53. Frail Elderly		0	0	0
	54. Persons w/ Severe Mental Illness		0	0	0
	55. Developmentally Disabled		0	0	0
	56. Physically Disabled		0	0	0
	57. Alcohol/Other Drug Addicted		0	0	0
	58. Persons w/ HIV/AIDS & their families		0	0	0
	59. Public Housing Residents		0	0	0
	Total		0	0	0
Supportive Services Needed	60. Elderly		0	0	0
	61. Frail Elderly		0	0	0
	62. Persons w/ Severe Mental Illness		0	0	0
	63. Developmentally Disabled		0	0	0
	64. Physically Disabled		0	0	0
	65. Alcohol/Other Drug Addicted		0	0	0
	66. Persons w/ HIV/AIDS & their families		0	0	0
	67. Public Housing Residents		0	0	0
	Total		0	0	0

## 3. Basis for Assigning Priority

### 4. Obstacles to meeting underserved needs

The lack of funding for supportive housing remains the largest obstacle to meeting the needs of special needs subpopulations. The Commonwealth of Pennsylvania does not provide Medicaid waivers for personal care homes. This creates another obstacle in terms of affordability for the elderly and disabled that are unable to live independently but not medically in need of nursing home care.

## 5. Facilities and services

In Berks County and the City of Reading, housing options exist but on a limited basis. For persons in Berks County, there are:

- Personal Care Boarding Homes/Assisted Living Facilities: Facilities that provide Assistance with Daily Living Skills, serves older adults and adults with mental illness.
- Nursing Homes: Facilities that provide medical attention as well as ADL, also generally elderly clientele but also those with severe physical disabilities and mental incapacitation

The county consumers of mental health services reside in a number of different settings. The table below was compiled as part of the Health Choices Plan and shows the current housing capacity in Berks county for persons with mental health needs.

Table 35

Current Housing Capacity for Persons with Mental Health Needs in Berks County

A.	B.	C.	D.	E.	F.	G.	H.	I.
Housing Name	Type of Housing	Owner/ Manager of Property	Service Provider Name	Target Group	Capacity: Units; Slots; People	Services Funding	Housing Funding	Additional Information
	CRR – GH	Threshold (TRS)	TRS	MH	8	MH Base	MH Base	
	CRR – Apts	TRS	TRS	MH	20	MH Base	MH Base	
Fast Track	Permanent Supportive Housing	Various	SAM, Inc	MH	35	MH Base	County HOME	
Next Step	Permanent Supportive Housing	Various	Various	PWD	30	Various	County HOME	
Flex Funding	Permanent Supportive Housing	Various	SAM, Inc.	MISA	36	MH base	Reinvestment	
S. 5 <sup>th</sup> Street	Permanent Supportive Housing	Berks Counseling Center	Berks Counseling Center	MISA HM	24	McKinney Supportive Housing Program (SHP)	McKinney	
S. 10 <sup>th</sup> Street	Permanent Supportive Housing	Berks Counseling Center	Berks Counseling Center	MISA HM	12	McKinney	McKinney	
1135 Franklin St.	Permanent Supportive Housing	Berks Counseling Center	Berks Counseling Center	MISA HM	24	McKinney	McKinney	
Protecting your Family After-Care Permanent Housing	Permanent Supportive Housing	Salvation Army	Salvation Army	PWD HM	47	McKinney	McKinney	
New	Permanent Supportive	Opportunity	Opportunity	MISA HM	8	McKinney	McKinney	

Beginnings I	Housing	House	House					
2 <sup>nd</sup> Floor	Permanent Supportive Housing	Opportunity House	Opportunity House	MISA HM	8	McKinney	McKinney	
New Beginnings II	Permanent Supportive Housing	Opportunity House	Opportunity House	MISA HM	22	McKinney	McKinney	
Permanent Housing	Permanent Supportive Housing	Easy Does It	Easy Does It	SA HM	30	McKinney	McKinney	
	Permanent Supportive Housing	TRS; SCFF	TRS; SCFF	MH/MR	150	MH Base	MH Base	
	CHIPP (hospital reintegration)	TRS, SCFF, PT, Redco	TRS, SCFF, PT, Redco	MH	50	CHIPP	CHIPP	

Source: Berks County MH/MR Health Choices Reinvestment Plan, 2008

Codes:

Type of Housing: PSH, PSH/SRO, CRR, CRR-Group Home, CRR-APT, LTSR, Fairweather Lodge, Supportive Housing has not been a defined “funding” category by OMHSAS; however, PSH (Permanent Supportive Housing) is defined on page 7.

Target Group: MISA = Mental Illness/Substance Abuse; MH= Mental Health; PwD = People with Disabilities (not targeted to specific disability subpopulation); PhysDis = Physical Disabilities; Youth; Eld = Elders; Fam = Family; DV = Domestic Violence; HM = Homeless (More than one code can be used per property), SA = Substance abuse

Services Funding: Medicaid by type, McKinney, Base funding, CHIPPs

Housing Funding: HUD202; HUD811; HUD McKinney; Section 8 PBA, PHFA; County/ County, CDBG, Section 236, Health Choices Reinvestment

\*Denotes CHIPP Funding –Community Hospital Integration Projects Program, keyed to number of beds closed at state hospitals

The Berks County Mental Health-Mental Retardation Office, HealthChoices plan provides a three-fold approach to housing using \$3 million in resources: The first part is to provide resources to assist consumers in obtaining housing. Funds will be used to staff a clearinghouse of information and referral. This clearinghouse will be located at SAM, Inc., (Service Access and Management). SAM provides administrative support for the County's MH/MR Program and is familiar with all aspects of consumer support. A 24-hour hotline will be available for tenants and landlords requiring immediate assistance.

Through the clearinghouse, a Housing Coordinator will work with the target population to locate safe, affordable housing in the community, identify which housing programs the individual might qualify for and assist them in completing the necessary application process. The Housing Coordinator would also be required to establish and maintain positive relationships with local landlords who would be willing to commit to participating in a TBRA/Section 8 program. The Housing Coordinator will administer subcontracts with organizations that provide additional services. One such service will be to provide tenant/landlord education programs to encourage good relationships. An RFP will be used to select an organization that is interested in providing these services. Further, an RFP may be used to create housing opportunities through Master Leasing. If one or more organizations are interested in providing tenant support and can work with a property owner to lease units, then project-based support will be provided for that use. A budget of \$400,000 over 5 years has been allocated to provide 22 units per year through Master Leasing.

Funds will also be used for Supported Living services. We recognize that assisting consumers maintain housing is as essential as providing housing. "Wrap-around" services, referral to services and personal financial management will be integrated into the housing program. Consumers that are assisted with housing will be evaluated for service needs and provided appropriate services.

The second part is to provide immediate housing options to our consumers. Funds will be

allocated to provide short-term housing supports such as utility connections, first month's rent

and rent subsidy for up to 3 months (Housing Contingency Fund). It is expected to assist 25 to 50 consumers each year with a budget of \$250,000 over 5 years. Funding will also be made available for on-going rent subsidy for needy consumers. It is expected to assist 67 consumers each year with a budget of \$1,225,000 over 5 years.

The third part of the program will be to expand the supply of housing. Working with the Berks County Redevelopment Authority and the Office of Community Development, a Housing Development Fund will be created to support the development of Permanent Supportive Housing units integrated into local housing developments. An RFP will be sent out in the Spring, 2008 offering a variety of funding options for developers wishing to create new affordable housing in Berks County. It is expected that a 30-year level of affordability will be secured from developers in exchange for between \$50,000-\$60,000 of capital for each unit being formally set aside. The Berks County and Reading Housing Authorities have committed to providing project-based vouchers should the need arise. Where necessary, the capital contribution will be combined with operating subsidies and rental assistance to achieve the goal of producing units dedicated to MH and D&A consumers. The budget of \$1,500,000 will support the development of 30 to 35 units over the five years.

## **6. HOME TBRA**

Berks County uses HOME funds to prevent homelessness and address the housing needs of persons who receive services from MH/MR. The Tenant Based Rental Assistance Program, called Next Step, provides rent payments for up to two years and is administered by Service Access Management, inc., the County's MH/MR provider agency.

**Housing Opportunities for People with AIDS (HOPWA)**

5 Year Strategic Plan HOPWA response: N/A

**Specific HOPWA Objectives**

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Specific HOPWA Objectives response: N/A

**OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other section.



<u>CDBG activities</u>		<u>2007</u>	<u>2008</u>	<u>not drawn</u> <u>(08/06/08)</u>	<u>2009 req</u>	<u>2009 AP</u>	<u>differ</u>	<u>%</u>
3rd & Spring Sts. Playground			\$89,000	\$89,000				
Abe Lincoln Hotel 108 payment	CDBG payment to HUD	\$260,000	\$216,000	\$216,000	\$216,000	\$216,000	\$0	0%
Adopt-A-Tree			\$20,000	\$20,000				
Baer Park			\$230,000	\$230,000				
CDBG Admin. (20% cap)		\$600,000	\$600,000	?	\$600,000	\$600,000	\$0	0%
Centre Park Bldg Façade		\$100,000		\$6,397				
City Park	Phase III	\$392,000	\$100,000	\$469,735	\$354,500	\$354,500	\$0	0%
Code Enforcement		\$336,000	\$350,000	\$261,758	\$350,000	\$350,000	\$0	0%
Commercial Façade (slum blight)			\$100,000	\$100,000	\$100,000	\$0	(\$100,000)	-100%
Commercial Façade (low mod)		\$20,000		\$20,000				
Community First Fund	L/M only & <6 person business				\$50,000	\$0	(\$50,000)	-100%
529 Court Street Façade (slum blight)		\$20,000		\$20,000				
De-conversions - OCR Inc.				\$276,277	\$0	\$0	\$0	#DIV/0!
Emergency Demos		\$509,000	\$500,000	\$395,000	\$500,000	\$500,000	\$0	0%
Essick Playground			\$48,500	\$48,500				
Fire Engine 1	received	\$475,000		\$462				
Fire Engine 3	received	\$475,000		\$462				
Fire Engine 11	received	\$475,000		\$4,944				
Fire Engine 13	received	\$475,000		\$4,944				
Fire Ladder 3	truck ordered		\$850,000	\$7,994				
Habitat public improvements			\$50,000	\$50,000				
Handicap Ramps			\$47,000	\$47,000	\$182,500	\$182,500	\$0	0%
Hamden Park			\$165,000	\$165,000				
Hillside Playground			\$285,000	\$285,000				
Liberty Façade		\$100,000		\$100,000				
Litter Baskets	baskets ordered		\$99,960	\$99,960				
Major System Rehab - NHS		\$180,000	\$46,000	\$100,000	\$75,000	\$75,000	\$0	0%
NHS home ownership assistance		\$375,000	\$100,000	\$100,000	\$50,000	\$50,000	\$0	0%
Northmont Playground					\$100,000	\$100,000	\$0	0%
Olivet / PAL Bldg. Façade		\$100,000		\$100,000				
Orange & Cherry Sts. Playground			\$82,000	\$82,000				
Re-Lighting (street lights)		\$450,000		\$349,525				
Residential Façade (slum blight)		\$60,000	\$40,000	\$66,000	\$60,000	\$50,350	(\$9,650)	-16%
<b>CDBG activities total</b>					<b>\$2,638,000</b>	<b>\$2,478,350</b>		

<b>CDBG PS \$556,650</b>	15% of (09 EN + prev yr PI)	<u>2007</u>	<u>2008</u>	<u>est not drwn</u>	<u>2009 req</u>	<u>2009 AP</u>	<u>differ</u>	<u>%</u>
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PI \$711,000 07/17/08		(08/06/08)						
CARE		\$20,000		\$17,775				
Community Policing		\$375,000	\$329,000	\$277,645	\$357,900	\$357,900	\$0	0%
Human Relations					\$23,800	\$23,800	\$0	0%
Millmont RAFT		\$25,000	\$15,000	\$15,000	\$18,000	\$18,000	\$0	0%
Literacy Council					\$44,260	\$0	(\$44,260)	-100%
NHS education	eligible ? fundable ?				\$50,000	\$0	(\$50,000)	-100%
Olivet's southeast		\$58,000	\$35,000	\$22,444	\$85,300	\$85,300	\$0	0%
Community Organizers OND/RBI	need joint application	\$154,376	\$30,000	\$19,494	\$117,000	\$15,650	(\$101,350)	-87%
Recreation NEAR		\$80,000	\$35,000	\$35,000	\$15,000	\$15,000	\$0	0%
activity delivery	\$1000 per activity	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$0	0%
<b>CDBG PS total</b>					<b>\$717,260</b>	<b>\$521,650</b>		

<b>CDBG activities</b>	<b>\$2,478,350</b>
<b>CDBG public services</b>	<b>\$521,650</b>
<b>FFY2009 CDBG Total (EN est)</b>	<b>\$3,000,000 &amp; 2009 income</b>

<b>\$655,000 slum and blight cap</b>	
2009 Emergency Demolitions	\$500,000
Commercial Façade	\$0
Residential Façade	\$15,000

<b>2006 and prior CDBG</b>	<b>not spent as of 07/17/08</b>
2005 CDBG Admin	\$61,393
2006 CDBG Admin	\$137,592
Brookline Playground	\$1,858
ED drawdown error	\$600,000 to CDBG LOC ?

<b>Sect 108 loan pay. (exc. Lincoln)</b>	
Buttonwood Gateway	?
Goggle Works	\$241,326
Hydrojet	?
KVP	\$150,928
Readings Future	\$163,368
Sun Rich	?
<b>Total Section 108 payments to HUD</b>	<b>\$555,622</b>

<b>FFY 2009 HOME EN est. <u>\$950,000</u></b>	<b><u>2007</u></b>	<b><u>2008</u></b>	<b><u>2009 req</u></b>	<b><u>2009 AP</u></b>	<b><u>differ</u></b>	<b><u>%</u></b>
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Habitat for Humanity				\$90,000	\$90,000	\$0	0%
HOME Admin. (10% cap)		\$99,000	\$95,000	\$95,000	\$95,000	\$0	0%
NHS CHDO Admin				\$42,000	\$0	(\$42,000)	-100%
NHS CHDO Set Aside		\$150,000	\$150,000	\$142,500	\$142,500	\$0	0%
OCR Inc.	\$8,500 developer fee / unit	\$630,000	\$580,000	\$580,000	\$572,500	(\$7,500)	-1%
Act delivery - "one" Rehab Specialist	salary and benefits	\$120,000	\$125,000	\$50,000	\$50,000	\$0	0%
2nd & Wash Sts Apts BHP CHDO		\$1,000,000					
<b>HOME total</b>				\$999,500	<b>\$950,000</b>		

<b>FFY2009 ESG EN est. <u>\$135,000</u></b>		<b><u>2007</u></b>	<b><u>2008</u></b>	<b><u>2009 req</u></b>	<b><u>2009 AP</u></b>	<b><u>differ</u></b>	<b><u>%</u></b>
ESG Admin. (5% cap)		\$6,750	\$6,750	\$6,750	\$6,750	\$0	0%
OH / RBES		\$112,198	\$128,250	\$237,870	\$128,250	(\$109,620)	-46%
<i>BCAP</i>	<i>BCCD may fund</i>	<i>\$0</i>	<i>\$0</i>	<i>\$30,000</i>	<i>\$0</i>	<i>(\$30,000)</i>	<i>-100%</i>
<i>BWIC</i>	<i>BCCD may fund</i>	<i>\$68,000</i>	<i>\$0</i>	<i>\$70,000</i>	<i>\$0</i>	<i>(\$70,000)</i>	<i>-100%</i>
<i>Easy Does It</i>	<i>BCCD may fund</i>	<i>\$0</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$0</i>	<i>(\$20,000)</i>	<i>-100%</i>
<i>Family Promise</i>	<i>BCCD may fund</i>	<i>\$0</i>	<i>\$0</i>	<i>\$25,000</i>	<i>\$0</i>	<i>(\$25,000)</i>	<i>-100%</i>
<i>Mary's Shelter</i>	<i>BCCD may fund</i>	<i>\$0</i>	<i>\$0</i>	<i>\$50,000</i>	<i>\$0</i>	<i>(\$50,000)</i>	<i>-100%</i>
<b>ESG total</b>				\$439,620	<b>\$135,000</b>		